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APPENDIX A
RERC FINANCIAL FEASIBILITY REPORT

MEMORANDUM

TO: Tina Demostene, AICP
Osceola County

FROM: Todd DeLong, AICP
Owen Beitsch, PhD, FAICP, CRE

DATE: May 17, 2012

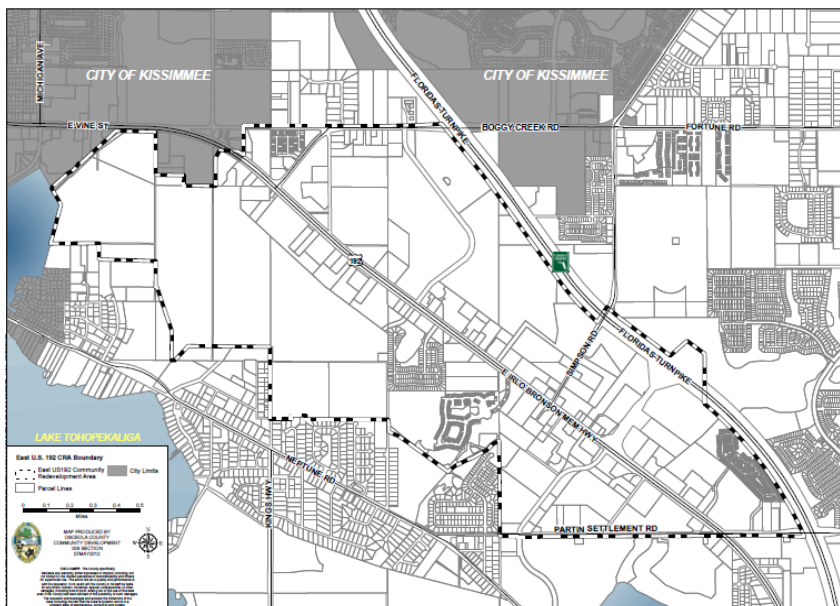
RE: **Summary of analysis for East U.S. 192 CRA**
(RERC 12040)

Hard copy will not follow unless requested

INTRODUCTION

Beginning with certain assumptions outlined initially in December 2011, Real Estate Research Consultants, Inc. (RERC) was asked to complete several financial scenarios addressing the implications of creating a community redevelopment area (CRA, Chapter 163 FS) comprised of several hundred acres generally located along East U.S. 192 in Osceola County. The highway is effectively the organizing spine for this part of the county which includes parcels fronting the busy corridor beginning east of Kissimmee but ending west of St. Cloud.

East U.S. 192 CRA Boundary



The assumptions used have evolved as county staff has revised and refined its plans and land use analysis for the study corridor. The current assumptions and analysis are expected to be among the primary considerations in the target area's *Community Redevelopment Plan* now being drafted by staff. Earlier this year Osceola County did establish itself as the Community Redevelopment Agency that would exercise control over any planning or policy decisions in this corridor.

The purpose of the financial scenarios described in this memorandum is to illustrate potential tax increment revenues that could accrue to the benefit of the corridor should the aforementioned *Community Redevelopment Plan* be adopted by the County. Among other things, the accompanying analysis illustrates how different sets of redevelopment assumptions will yield different tax increment conclusions. Taken together, the various scenarios function as a sensitivity test, indicating a range of revenues that might be generated under different sets of circumstances. Appendix Tables A-1 through A-5 summarize the annual estimated increment revenue generated by each of the five scenarios.

GENERAL APPROACH AND LIMITATIONS

Among the more challenging logistical problems in preparing this analysis is assembling a basic set of assumptions which plausibly reflect changes in the physical character and content of the corridor over a thirty year planning horizon, especially given the impacts of the recession and relative inactivity in the region to serve as a source of meaningful benchmarks. As the data indicate, the timing of major improvements ultimately has the largest impact on the level of revenue that might be generated for use by the CRA simply because the valuations and resulting tax receipts compound.

Ideally, the prospective analysis of revenues would follow a detailed plan and market evaluation to reconcile to the plan. While we did not do such an analysis to prepare our assumptions, we did consider various projects proposed in, or near, the area viewed as having some measurable development impacts or effects over the thirty years captured in the analysis. Some projects will of course never occur.

We prepared five distinct scenarios, looking at a low, medium, and high variation of each, producing a total of 15 potential outcomes. Within each scenario, the basic land use or timing assumptions remained unchanged but we did modify the rates of growth which yielded the low, medium and high models. Three of the scenarios were the outcome of our work near the end of last year, leading to the two subsequent iterations just completed.

Of the five scenarios, three stem from assumptions based upon very particular data outlined in this memorandum. These are Scenario 2 based on data for the County's Traffic Analysis Zones (TAZ) prepared for the targeted properties and corridor, Scenario 4 which reflects imminent additions to the tax rolls based on approvals now being processed, and Scenario 5 tied to the County's proposed maximum permitted intensities and densities for the targeted properties and corridor.

- Only Scenario 2, at this point, has the benefit of a dataset or development framework that both looks into discrete periods of the future *and* underlies current policy. While the information and data is heavily influenced by older and outdated forms of development, possibly superseded by other areas and preferred patterns of activity, the information has at least been considered in the course of preparing population and employment data used for transportation planning purposes. Though the data cannot be properly described as an

economic outlook for the area, the data is associated with a basic development program, and it is shown in terms of time frames and relative scale of land use or velocity.

- Scenario 4 includes existing background data and projects very likely added to the tax rolls in the next few years based on approvals now being processed. This scenario has the benefit of seeing how near-term catalytic activities impact the growth of tax increment revenue in a very discrete time frame but it does not address a longer term policy outlook.
- Scenarios 5a and 5b are the beginning of a framework proposed in the redevelopment plan. Unlike Scenario 2, however, there are no accompanying estimates of jobs and population for specific periods. It represents, at this point, a maximum build out condition based on two possible alternatives. The complete build out condition seems unlikely to occur in the 30 year planning horizon considered in our analysis.

In sum, we prepared five different scenarios for analytical purposes and then varied each of these in terms of low, moderate and high projections. The changes in *future* valuations for purposes of capturing tax increment revenue are compared with the current area's estimated valuations of approximately \$174,252,000 (2011) based on the tax records. Obviously, the choice and timing of the actual base year and the officially reported tax roll for the relevant year will certify the appropriate number going forward. We understand that the likely base year will be 2012. In all scenarios the base year at which the taxable value is held constant is 2012.

We recommend that only the low, medium or high of a specific scenario be compared with the low, medium or high of another scenario. While any combination is certainly possible, we believe that the suggested comparison between or among scenarios provides the most insight into the data. We normally consider the moderate case as the most likely in each situation but because of the limited market evaluations underlying the many scenarios, we are much more cautious in that description. Still, when we look at the moderate cases in Scenarios 1 through 4, though based on different data or assumptions, they range from \$10,469,000 to \$32,864,000 in terms of total outcome over 30 years, suggesting some merit in the range as a planning tool. Scenario 5 illustrates the substantive differences that might be realized if historical reference points and the pattern of development are radically altered.

Scenario 1: Baseline

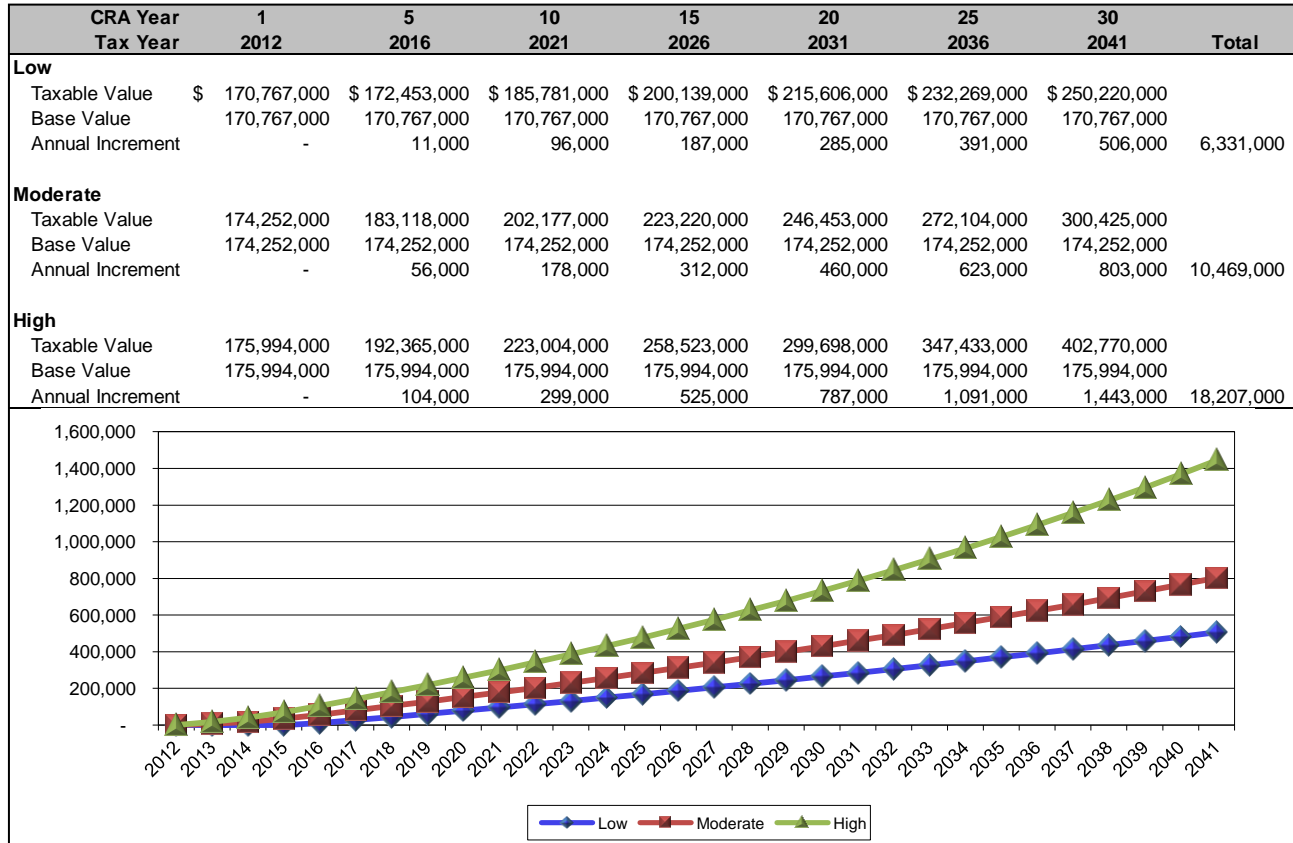
Effectively Scenario 1 comprises a baseline condition by which the other scenarios and their variations are compared. Historically, there have been some gains in the valuations of the tax base, often without regard to the values or contributions of specific parcels to the condition or character of the corridor as a whole, even though each parcel is periodically reassessed by the County for tax purposes. *Excluding growth from new construction*, taxable values in the county experienced a compounded average annual growth rate of approximately 2.5% between 2005 and 2010. In other years, again with no actual development or construction, other parcels exceeded this growth in valuations. This historical pattern and other growth evaluations were used to determine the low, moderate and high projections for Scenario 1.

In this baseline scenario, the stabilized annual growth in the underlying base is varied from 1.5% to 3.0% to show how modest changes in the base, net of identifiable or quantifiable construction or development activity, influence the growth of the tax base used for calculating tax increment. With respect to the current economic environment, there is a brief build-up period in each of these variations before the sustainable rates of growth are achieved. In this scenario, stabilized rates are

reached by 2016. These changes in growth percentages lead to the low, moderate and high variations among the projections prepared for this scenario.

By almost any measure, this would be considered the most conservative of the five scenarios since it largely ignores the direct benefits of any county intervention. Given that Scenario 4 illustrates the impacts of selected development expected almost immediately, we would describe Scenario 1 as the worst case.

Figure 1: Baseline - Summary of annual tax increment revenue, 2012-2041



Scenario 2: Use of TAZ data prepared for the targeted properties and corridor

Whether valid or not in the current economic circumstances, the County’s recent past thinking about the corridor’s development prospects are reflected in the currently used TAZ data.

The TAZ data cannot be described as an economic outlook for the area, but development anticipated at the time the information was prepared offers a basis for what the built environment would generate in terms of population and employment given a specific time dimension and scale of activity. RERC used this data to infer specific kinds of facilities or activities and estimate square footage necessary for these activities. These building or activity typologies were then used to estimate values for any construction added to the tax rolls in the corresponding period. This output was compared to other patterns of development which the county has experienced over time to make judgments about the reasonableness of the information contained at the TAZ level.

Even if limited by the historical context and conditions preceding development of the data set, the TAZ data is the only officially recognized information underlying any of the five scenarios, and it does reflect some policy construct. The data incorporate periodic changes and improvements to the built environment that presumably calibrates to the known traffic conditions in the corridor at the time. The following table summarizes the development program assumed for this scenario.

TAZ – Development Program, 2012-2041

Year	Commercial / Service (SF)	Industrial (SF)	Multifamily (du)*
2015	28,812	31,365	35
2020	43,007	183,282	35
2025	71,827	183,282	35
2030	100,647	151,917	35
2035	114,332	10,139	35
2040	128,017	20,278	35

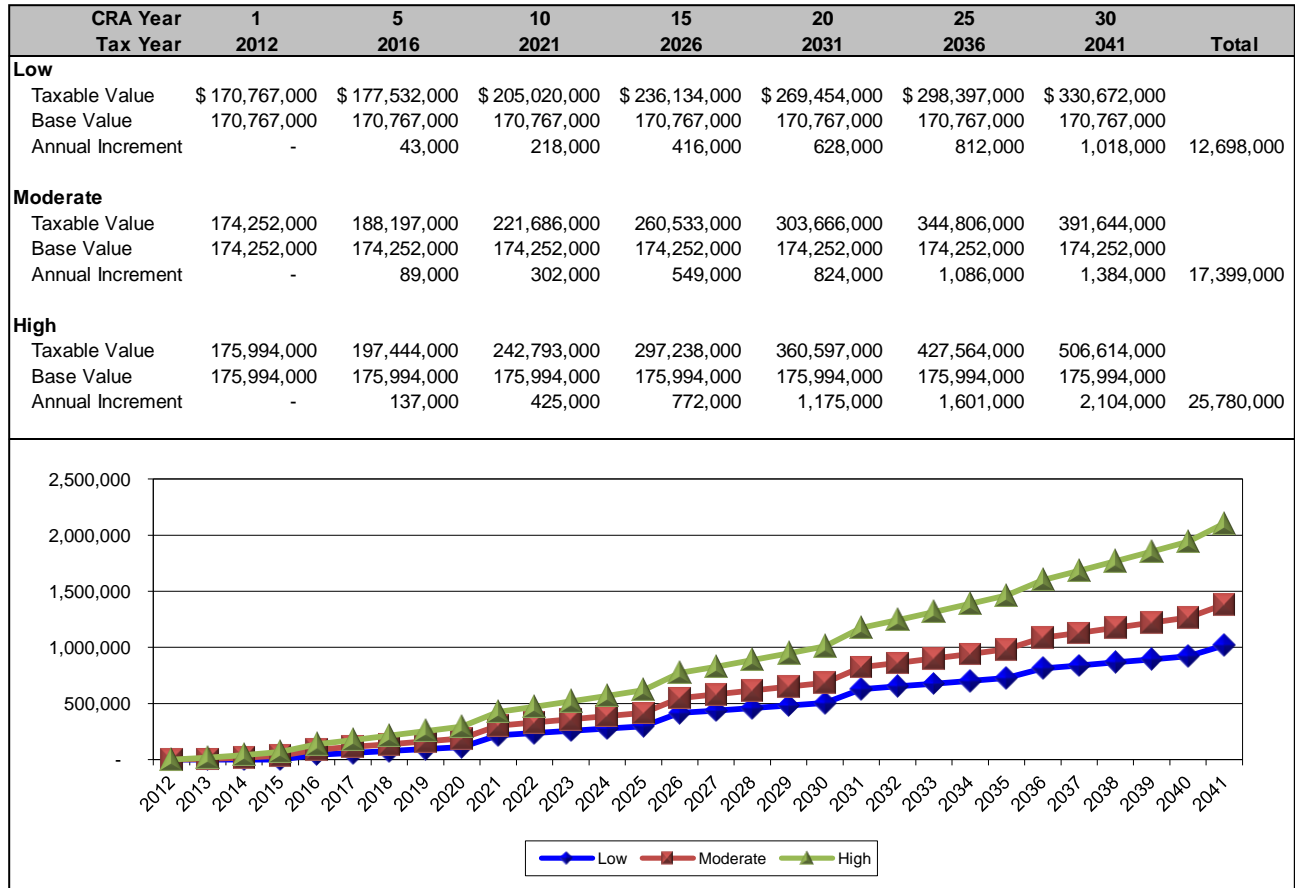
*Rental

According to this data, approximately 486,000 SF of commercial and other non-residential space may be needed over the next 30 years, in addition to nearly 580,000 SF of industrial space and over 200 residential units.

The number of units and inventory of commercial space, in turn, drives assumptions about the valuations of each of these kinds of property, currently and over time.

Total taxable valuations (land and building) in this scenario start at \$60,000 per unit for multifamily rental residential and \$80 to \$100 per SF for non-residential building types. These values include land and building and are drawn from a composite of recently constructed properties or projects. Because the underlying land value is already accounted for in the base value of the area, the modeling application applies the building/improvement value separate from the assumed growth of the underlying land value. Growth in the underlying base itself is varied from 1.5% to 3.0% to capture normal changes over time.

Figure 2: TAZ - Summary of annual tax increment revenue, 2012-2041



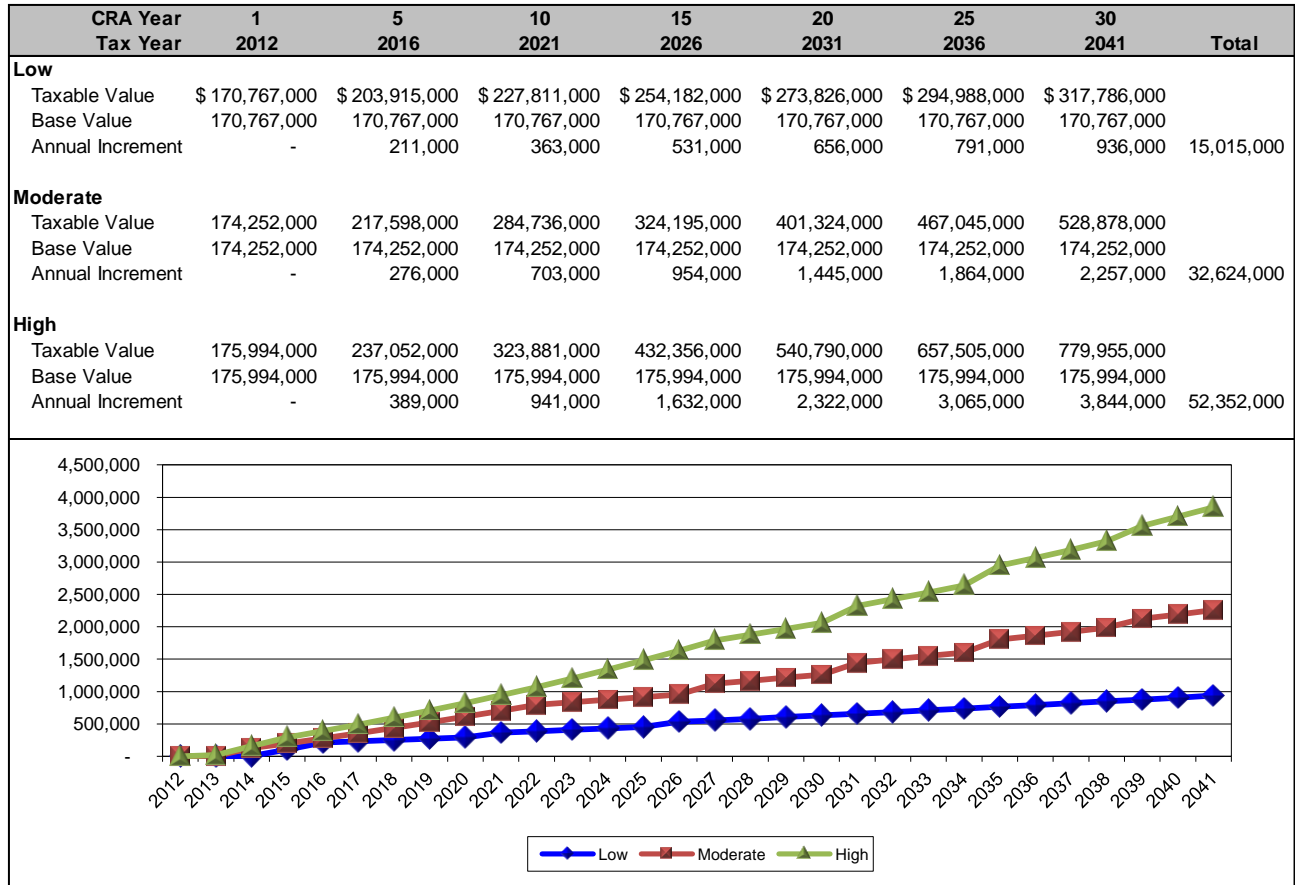
Scenario 3: Enhanced share for the corridor

Scenario 3 assumes that an enhanced share of the County’s likely long term growth will be placed into service along the targeted corridor, ranging from about 1.4% to 2.2% of valuations. The area represents less than 1.15% of total valuations today.

This scenario is drawn from the tax rolls which report, by year built, various kinds of housing and non-residential facilities, many of which are not located in this area now but could be assuming all development is distributed relatively equally throughout the county.

Growth in this scenario is varied from 1.5% to 3.0% to capture normal changes over time. Scenario 3 is not dependent upon specific development forms or land uses but rather it relies on composite and average values at the county level. The variation across the low, moderate and high projections stems primarily from expectations about the level of market penetration or capture which could be achieved in this corridor.

Figure 3: Enhanced Share - Summary tax increment revenue, 2012-2041



According to 2010 property records, the area defined in this analysis comprises just over 1.2% of the total taxable value in the county. The current capture rate was used to benchmark the low, moderate and high variations of this scenario. For example, the low assumes a slight increase in capture of the county’s tax base over the next 30 years whereas the moderate and high projections reflect the special district capturing a greater percentage of the overall tax base.

Scenario 4: Near-term catalytic projects

Scenario 4 is connected with known, and likely imminent construction activity planned for a number of key sites in the corridor. Among the planned projects is a new Publix shopping center, RaceTrac, Family Dollar, Wendy’s, and WaWa. This scenario also considers the construction of a 225-room full service hotel and an additional 50,000 SF of retail space. With the exception of the hotel and additional retail space, these projects have an established schedule for construction so the timing and the magnitude of their impacts are reasonably foreseeable beginning in 2013. This development is then laid over the baseline analysis and projections associated with Scenario 1. Again, growth in the underlying base itself is varied from 1.5% to 3.0% to capture normal changes over time. Value appreciation of the improvements also ranges from 1.5% to 3.0% annually. The following table summarizes the development program reflected by this scenario.

Near-term catalysts – Development Program, 2012-2041

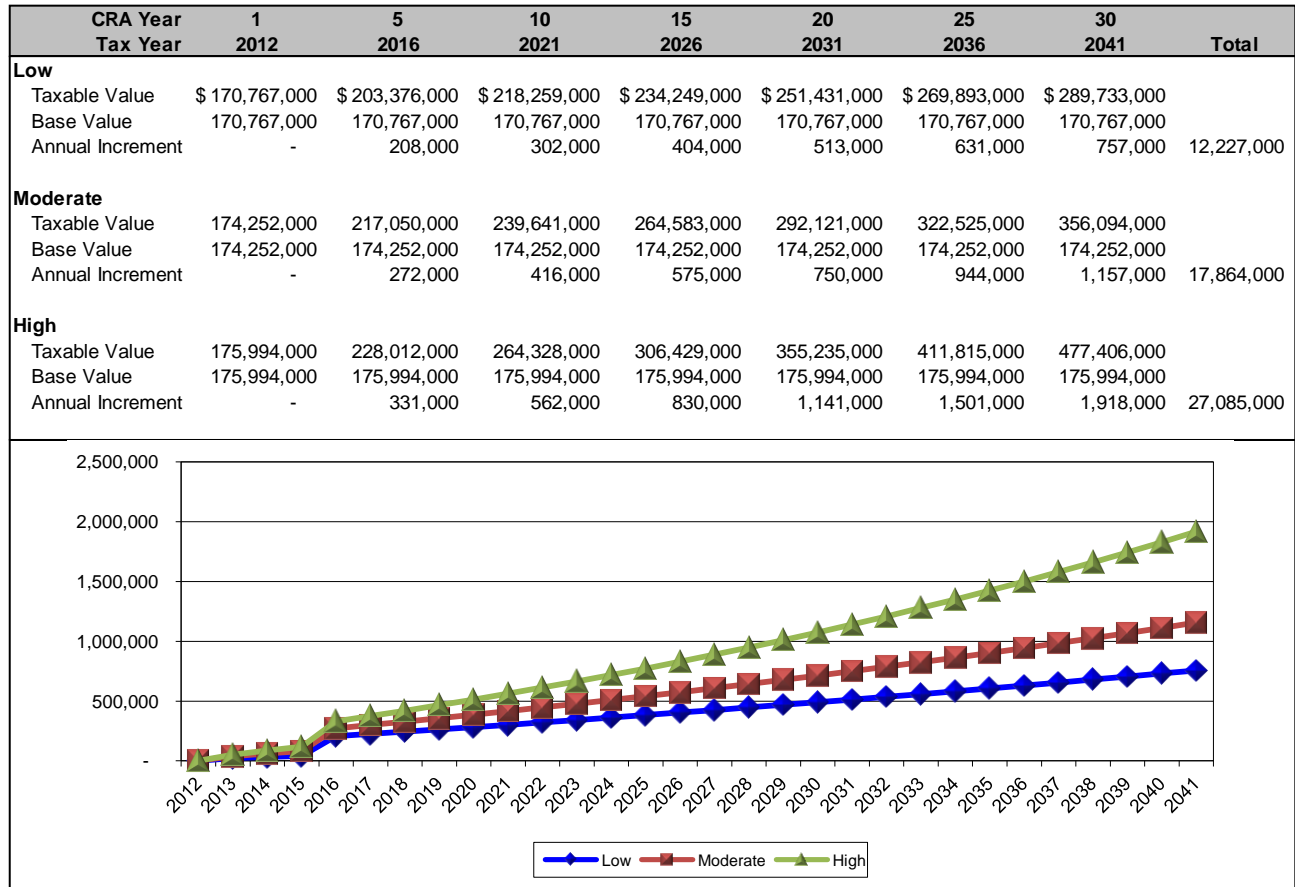
	SF / Rooms	Year*
Publix Shopping Center	89,000	2013
RaceTrac	5,928	2014
Wendy's	3,482	2013
WaWa	6,119	2014
Family Dollar	8,320	2014
Hotel - Full Service	225	2016
General Retail	50,000	2016

*Year on tax rolls

At the end of the planning period, the analysis represents about 163,000 SF of commercial and other non-residential space and a 225-room full service hotel. The valuations in this scenario are very specific and reflect comparable properties including others with the same known users or tenants. Effectively, the total taxable values range from \$85 to \$235 per square foot for the retail and restaurant parcels and \$125,000 per hotel room. Again, because the underlying land is already considered in the base values, the value of the improvements is considered separately within the modeling application.

A comparison of this scenario with Scenarios 1 and 2 show how the total valuations and their subsequent accumulations are affected by several catalytic projects that effectively boost the planning period's valuations very quickly. In this scenario, the presence of the catalyst projects offers some assurances that the growth in existing valuations, which is the basis of Scenario 1, will be achieved.

Figure 4: Near-term catalysts - Summary of annual tax increment revenue, 2012-2041



Scenario 5a and 5b: Multimodal Transportation District (MMTD) Maximum build-out

Scenarios 5a and 5b represent the blueprint of a policy framework already policy in the County’s Comprehensive Plan. It is a marked departure from the lower densities and intensities that now dominate the corridor, focusing instead on concentrations of multi-family residential development and intense non-residential spaces, primarily in a mixed use form.

As we understand the intended vision, the intensity and density planned for the corridor will take advantage of several transportation improvements that will encourage Transit Oriented Development (TOD). By its very nature, a TOD concept seeks to boost the overall scale of development to facilitate access to improved transit options. While the nature of these improvements may change, to date they have centered on the idea of BRT services along the U.S. 192 corridor. If successful, BRT may have some impact on the characteristics of the built environment consistent with this plan. That said, the development called for, particularly the non-residential uses, seems well beyond the scale of activity likely to be absorbed over the 30 year planning horizon.

From 1996 to 2010, approximately 11,200,000 SF of commercial space were placed in service in Osceola County. In this same time period, the population increased by about 130,000 people, almost doubling and generating the equivalent need for approximately 86 SF per person. By 2040, the County population will increase by about 261,000 people, again almost doubling. At the same pace of building activity, an additional 22,500,000 SF will be added countywide. Should the population yet double again by 2080, the increase would create requirements for another 44,800,000 SF or something on the order of 67,300,000 feet over 70 years. Certainly, 86 SF is not a given and was likely dampened by the recession. Still, even at 130 SF per person, the number is still less than 100,000,000 SF total. Allow another 25,000,000 SF to replace badly outdated or abandoned facilities and you reach 125,000,000 SF countywide. While a single interpretation of this information would be a mistake, this simple analysis points to a long period before the planned or desired entitlements will be realized without adversely affecting other areas of the county that may be programmed for development.

As well, it is not uncommon for many properties to be deployed at uses well below their entitlements because of cost, timing, and restrictions stemming from other regulations. The Loop area, for example, comprised a maximum allowable build-out of more than 3,286,0000 SF, but only 730,000 SF of commercial activities have been built on the six parcels evaluated. These trends should be considered as the County moves forward with its planning process within the CRA.

These final scenarios represent two alternative maximum build-out conditions as provided to us by the County. We adjusted the build-out scenario in Scenario 5a – MMTD Scenario – to reflect a 40-year build-out period for the institutional and commercial space. The residential component of this alternative is assumed to be absorbed within the 30-year planning horizon of this analysis. Given the trends discussed above, we also adjusted Scenario 5b – MMTD/Employment Center – to reflect a 40-year build-out for the MMTD commercial and Employment Center commercial. All other uses – residential and institutional – are assumed to be absorbed within the 30-year study period. The following table summarizes the improvements built over the 30-year planning horizon considered for this analysis. According to the data provided by the county, the institutional space is anticipated to include mostly tax-exempt uses such as schools and government facilities, but also includes some taxable improvements anticipated at Heritage Park.

MMTD Maximum build-out – Development Program, 2012-2041

Use	5a: MMTD Scenario	5b: MMTD / Employment Center
Residential		
MMTD Residential		
For Sale (d/u)	1,563	1,563
Rental (d/u)	1,563	1,563
Employment Center Residential		
For Sale (d/u)	-	423
Rental (d/u)	-	423
MMTD Commercial (SF)	12,200,000	12,200,000
Employment Center Commercial (SF)	-	9,600,000
Institutional (SF)	7,600,000	4,207,896
Taxable (SF)	1,740,000	1,061,579

While these alternatives may be difficult to achieve, it provides obvious benefits in terms of directing development to a servicing area, and planning’s purpose is to consider other possibilities.

Whatever its challenges or probability, Scenarios 5a and 5b illustrate the pronounced differences in revenue that could occur over a measured period of time if the maximum planned development could be absorbed.

Figure 5: Scenario 5a – Summary of annual tax increment revenue, 2012-2041

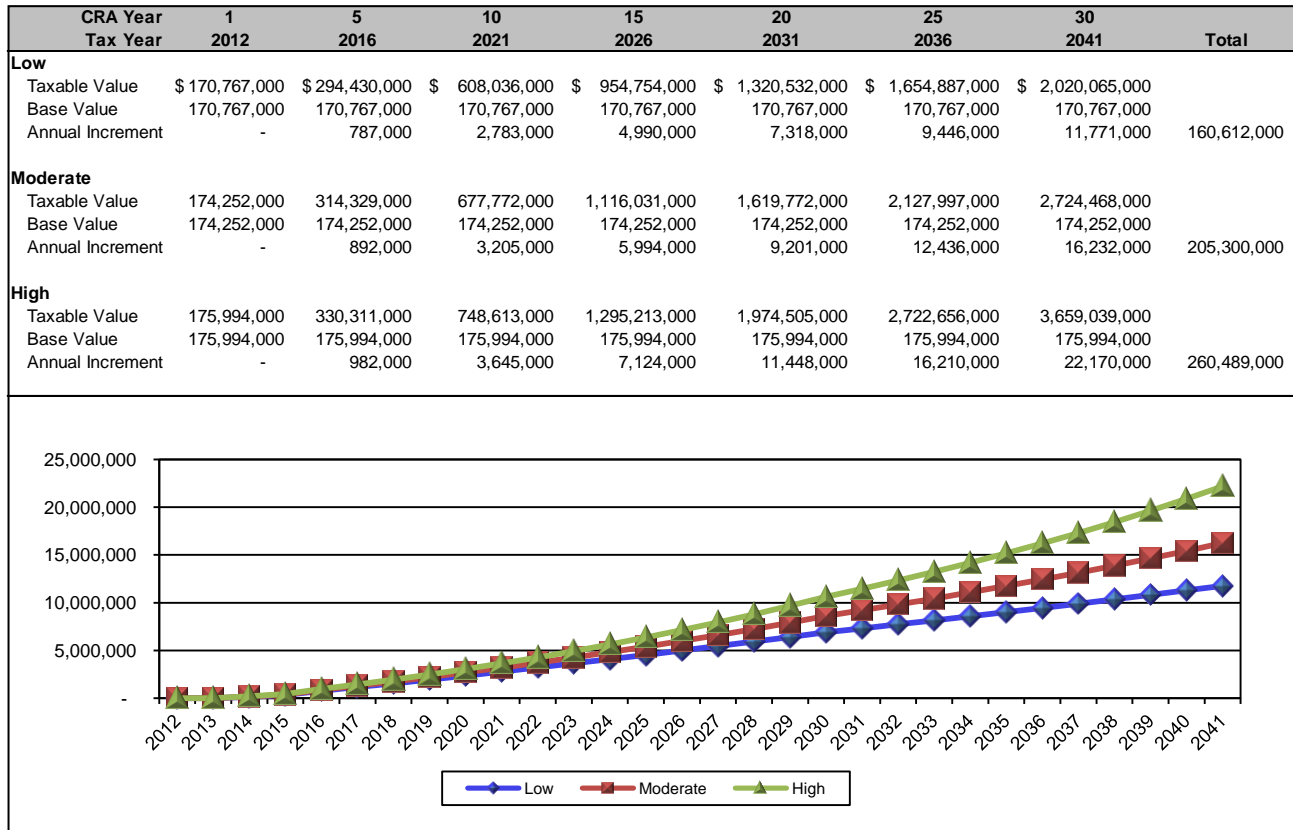
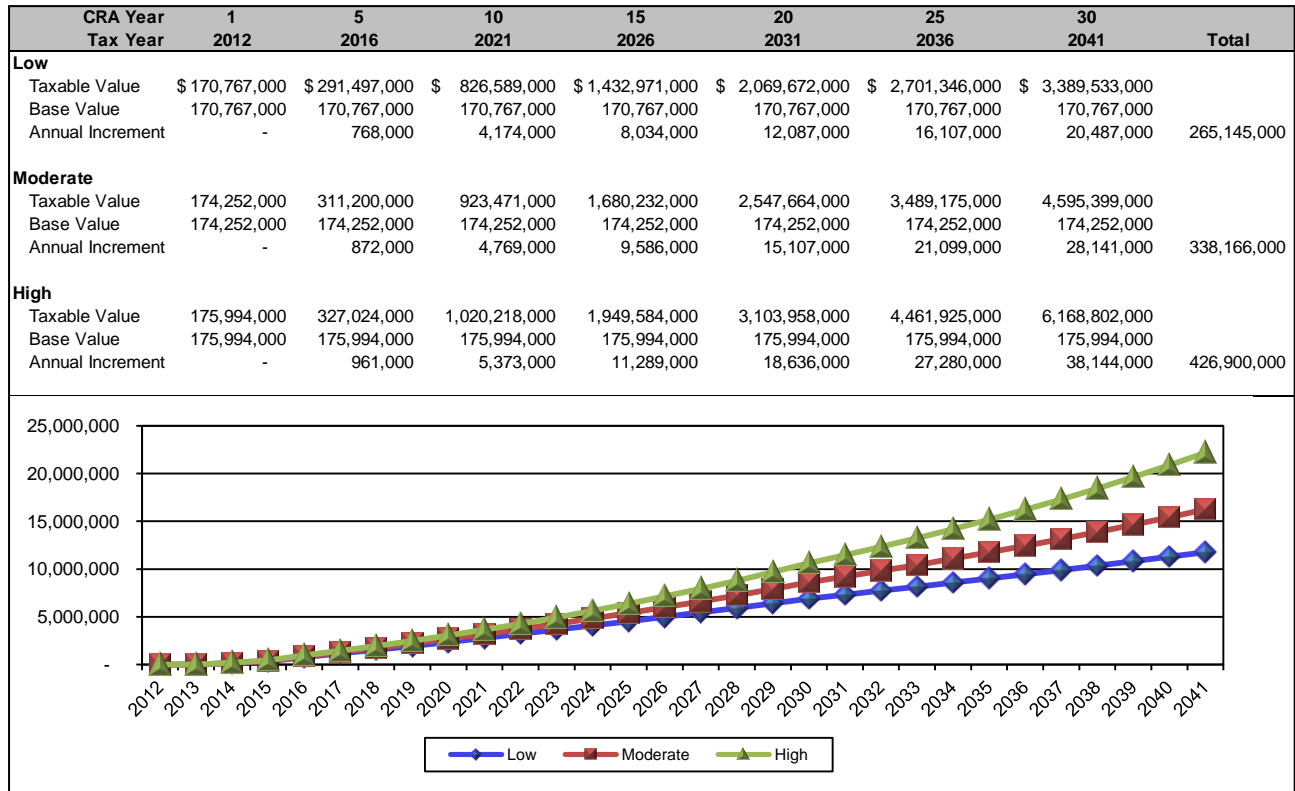


Figure 6: Scenario 5b – Summary of annual tax increment revenue, 2012-2041



The total taxable valuations in these scenarios range from \$150,000 to \$175,000 for residential for-sale product, \$60,000 per unit for multifamily rental units, and \$100 to \$125 per square foot for non-residential building types. As in the other scenarios, these values are drawn from a composite of recently constructed properties or projects and do vary modestly across the low, moderate and high projections. Again, growth is varied from 1.5% to 3.0% to capture normal changes over time.

IMPLEMENTATION AND BEST PRACTICES

For several reasons, it appears that valuations may be nearing or have reached their floor. While we cannot say this with absolute certainty, feedback from the Orlando Association of Realtors (locally) points to some short term price stability in the residential market. This stabilization reasonably precedes some firmness in the non-residential market in the foreseeable future. These comments are not suggestive of an imminent valuation recovery but the firming in the residential sector does offer some optimism that an absolute low point could be realized in the next 12 to 24 months.

The significance of this time period relates in part to the time frame and the calendar necessary to implement the CRA trust account where the tax increment dollars can accrue. This account can only be activated by adoption of the implementing Community Redevelopment Plan and adoption of a corresponding trust fund ordinance. A plan adopted by July 1, 2012 would have established valuations for purposes of calculating tax increment as of January 1, 2012. The current target which could be achieved is July 2012 which would set the base as of January 2012 and capture a

base value which will be certified by the appraiser at the appropriate time. The moderate models within each scenario considered in this analysis account for no movement in values between 2011 and 2012. The low and high models, however, anticipate minimal declines and increases, respectively.

On balance, the decision to proceed *sooner* rather than *later*, in our opinion, is based on expectations about development activity as a comparison among the scenarios seems to suggest. If the prospects of substantial development are *favorable*, they could offset any declines that may still occur. Our short term analysis places about \$32,000,000 of taxable value on the rolls by 2016.

Based on the likelihood of major improvements occurring in the next few years, 2012 as a near term window has an advantage. This conclusion is generally consistent with at least two of the scenarios and their variations which show some gains even with modest declines occurring in 2013.

There are obvious areas where new development could occur, and there are parcels or properties with limited tax values because of their public ownership. Heritage Park is an obvious large example. Some discussion about adding privately owned hotels on this property has the advantage of creating incremental tax revenue while potentially supporting events planned or occurring in the park. In the short term, the county's control of the property may allow it to be placed into service sooner, rather than later, maximizing any cumulative tax receipts. By itself a successful project could signal opportunities for other nearby properties.

It is worth making several additional points. On average, there will be cycles over the life of any CRA, bringing drops in valuations, hopefully not below the baseline, but these shifts in taxable valuations are probabilities more than possibilities to be addressed in careful budgeting and planning. The second is that the lifetime of the CRA is limited, and there should be an open dialogue about the length of time to recover any revenues that are not realized initially. Because there is an expectation of development, we would act now since these gains would push the base up, and at the same time divert ad valorem revenues which would then be difficult for the trust account to recover. Finally, should the base year valuations erode for any reason, the decline does not incur a legal financial obligation to the CRA. The proceeds that might have otherwise accrued to the CRA are simply never credited to the trust fund. Missed receipts could be a factor in securing debt but few CRAs are financially capable of supporting debt without other credit sources.

Assembling this information into a credible financing plan for the area is not without some challenges. Among the biggest barriers to the use of tax increment proceeds is accumulating sufficient capital to support planned improvements because the cash can build slowly. Clearly then – because of the need to build cash – capturing the increment sooner, rather than later, is important. Even then, it is unusual for tax increment proceeds in their earliest years to be a reliable vehicle for substantial capital improvements. In those cases where tax increment seems relatively certain, a local government might *advance*, or *loan*, proceeds for redevelopment activities which are *repaid* as tax receipts become available. These advanced funds can launch a major improvement such that the improvement itself then becomes the source for more tax increment, possibly at a level where long term debt is possible. Alliteratively, an assessment program of some kind levied against property in the corridor that will benefit from growth could also secure some needed improvements and/or debt in the short term, ultimately replaced by increased levels of tax increment proceeds.

Scenario 1: Baseline

CRA Year	FYE	TIF Generated from County Millage								
		Low			Moderate			High		
		Taxable Value	Base Value	Increment	Taxable Value	Base Value	Increment	Taxable Value	Base Value	Increment
1	2012	\$ 170,767,000	\$ 170,767,000	\$ -	\$ 174,252,000	\$ 174,252,000	\$ -	\$ 175,994,000	\$ 175,994,000	\$ -
2	2013	169,059,000	170,767,000	-	175,123,000	174,252,000	6,000	178,634,000	175,994,000	17,000
3	2014	169,059,000	170,767,000	-	176,874,000	174,252,000	17,000	182,207,000	175,994,000	40,000
4	2015	169,904,000	170,767,000	-	179,527,000	174,252,000	34,000	186,762,000	175,994,000	69,000
5	2016	172,453,000	170,767,000	11,000	183,118,000	174,252,000	56,000	192,365,000	175,994,000	104,000
6	2017	175,040,000	170,767,000	27,000	186,780,000	174,252,000	80,000	198,136,000	175,994,000	141,000
7	2018	177,665,000	170,767,000	44,000	190,516,000	174,252,000	104,000	204,080,000	175,994,000	179,000
8	2019	180,330,000	170,767,000	61,000	194,326,000	174,252,000	128,000	210,202,000	175,994,000	218,000
9	2020	183,035,000	170,767,000	78,000	198,213,000	174,252,000	153,000	216,509,000	175,994,000	258,000
10	2021	185,781,000	170,767,000	96,000	202,177,000	174,252,000	178,000	223,004,000	175,994,000	299,000
11	2022	188,568,000	170,767,000	113,000	206,221,000	174,252,000	203,000	229,694,000	175,994,000	342,000
12	2023	191,396,000	170,767,000	131,000	210,345,000	174,252,000	230,000	236,585,000	175,994,000	386,000
13	2024	194,267,000	170,767,000	150,000	214,552,000	174,252,000	257,000	243,682,000	175,994,000	431,000
14	2025	197,181,000	170,767,000	168,000	218,843,000	174,252,000	284,000	250,993,000	175,994,000	477,000
15	2026	200,139,000	170,767,000	187,000	223,220,000	174,252,000	312,000	258,523,000	175,994,000	525,000
16	2027	203,141,000	170,767,000	206,000	227,684,000	174,252,000	340,000	266,278,000	175,994,000	575,000
17	2028	206,188,000	170,767,000	225,000	232,238,000	174,252,000	369,000	274,267,000	175,994,000	626,000
18	2029	209,281,000	170,767,000	245,000	236,883,000	174,252,000	399,000	282,495,000	175,994,000	678,000
19	2030	212,420,000	170,767,000	265,000	241,620,000	174,252,000	429,000	290,969,000	175,994,000	732,000
20	2031	215,606,000	170,767,000	285,000	246,453,000	174,252,000	460,000	299,698,000	175,994,000	787,000
21	2032	218,840,000	170,767,000	306,000	251,382,000	174,252,000	491,000	308,689,000	175,994,000	845,000
22	2033	222,123,000	170,767,000	327,000	256,409,000	174,252,000	523,000	317,950,000	175,994,000	904,000
23	2034	225,455,000	170,767,000	348,000	261,538,000	174,252,000	556,000	327,489,000	175,994,000	964,000
24	2035	228,837,000	170,767,000	370,000	266,768,000	174,252,000	589,000	337,313,000	175,994,000	1,027,000
25	2036	232,269,000	170,767,000	391,000	272,104,000	174,252,000	623,000	347,433,000	175,994,000	1,091,000
26	2037	235,753,000	170,767,000	414,000	277,546,000	174,252,000	657,000	357,856,000	175,994,000	1,158,000
27	2038	239,290,000	170,767,000	436,000	283,097,000	174,252,000	693,000	368,591,000	175,994,000	1,226,000
28	2039	242,879,000	170,767,000	459,000	288,759,000	174,252,000	729,000	379,649,000	175,994,000	1,296,000
29	2040	246,522,000	170,767,000	482,000	294,534,000	174,252,000	766,000	391,039,000	175,994,000	1,369,000
30	2041	250,220,000	170,767,000	506,000	300,425,000	174,252,000	803,000	402,770,000	175,994,000	1,443,000
				\$ 6,331,000			\$ 10,469,000			\$ 18,207,000

Scenario 2: TAZ Development Program

CRA Year	FYE	TIF Generated from County Millage								
		Low			Moderate			High		
		Taxable Value	Base Value	Increment	Taxable Value	Base Value	Increment	Taxable Value	Base Value	Increment
1	2012	\$ 170,767,000	\$ 170,767,000	\$ -	\$ 174,252,000	\$ 174,252,000	\$ -	\$ 175,994,000	\$ 175,994,000	\$ -
2	2013	169,059,000	170,767,000	-	175,123,000	174,252,000	6,000	178,634,000	175,994,000	17,000
3	2014	169,059,000	170,767,000	-	176,874,000	174,252,000	17,000	182,207,000	175,994,000	40,000
4	2015	169,904,000	170,767,000	-	179,527,000	174,252,000	34,000	186,762,000	175,994,000	69,000
5	2016	177,532,000	170,767,000	43,000	188,197,000	174,252,000	89,000	197,444,000	175,994,000	137,000
6	2017	180,169,000	170,767,000	60,000	191,961,000	174,252,000	113,000	203,367,000	175,994,000	174,000
7	2018	182,846,000	170,767,000	77,000	195,800,000	174,252,000	137,000	209,468,000	175,994,000	213,000
8	2019	185,563,000	170,767,000	94,000	199,716,000	174,252,000	162,000	215,752,000	175,994,000	253,000
9	2020	188,320,000	170,767,000	112,000	203,710,000	174,252,000	188,000	222,225,000	175,994,000	294,000
10	2021	205,020,000	170,767,000	218,000	221,686,000	174,252,000	302,000	242,793,000	175,994,000	425,000
11	2022	207,999,000	170,767,000	237,000	226,119,000	174,252,000	330,000	250,076,000	175,994,000	472,000
12	2023	211,022,000	170,767,000	256,000	230,642,000	174,252,000	359,000	257,579,000	175,994,000	519,000
13	2024	214,089,000	170,767,000	276,000	235,255,000	174,252,000	388,000	265,306,000	175,994,000	568,000
14	2025	217,201,000	170,767,000	296,000	239,960,000	174,252,000	418,000	273,265,000	175,994,000	619,000
15	2026	236,134,000	170,767,000	416,000	260,533,000	174,252,000	549,000	297,238,000	175,994,000	772,000
16	2027	239,496,000	170,767,000	437,000	265,744,000	174,252,000	582,000	306,155,000	175,994,000	828,000
17	2028	242,906,000	170,767,000	459,000	271,059,000	174,252,000	616,000	315,339,000	175,994,000	887,000
18	2029	246,366,000	170,767,000	481,000	276,480,000	174,252,000	651,000	324,800,000	175,994,000	947,000
19	2030	249,876,000	170,767,000	504,000	282,010,000	174,252,000	686,000	334,544,000	175,994,000	1,009,000
20	2031	269,454,000	170,767,000	628,000	303,666,000	174,252,000	824,000	360,597,000	175,994,000	1,175,000
21	2032	273,226,000	170,767,000	652,000	309,740,000	174,252,000	862,000	371,414,000	175,994,000	1,244,000
22	2033	277,053,000	170,767,000	677,000	315,935,000	174,252,000	902,000	382,557,000	175,994,000	1,315,000
23	2034	280,934,000	170,767,000	701,000	322,253,000	174,252,000	942,000	394,034,000	175,994,000	1,388,000
24	2035	284,871,000	170,767,000	726,000	328,698,000	174,252,000	983,000	405,855,000	175,994,000	1,463,000
25	2036	298,397,000	170,767,000	812,000	344,806,000	174,252,000	1,086,000	427,564,000	175,994,000	1,601,000
26	2037	302,543,000	170,767,000	839,000	351,702,000	174,252,000	1,129,000	440,391,000	175,994,000	1,683,000
27	2038	306,747,000	170,767,000	866,000	358,736,000	174,252,000	1,174,000	453,603,000	175,994,000	1,767,000
28	2039	311,011,000	170,767,000	893,000	365,911,000	174,252,000	1,220,000	467,211,000	175,994,000	1,854,000
29	2040	315,335,000	170,767,000	920,000	373,229,000	174,252,000	1,266,000	481,227,000	175,994,000	1,943,000
30	2041	330,672,000	170,767,000	1,018,000	391,644,000	174,252,000	1,384,000	506,614,000	175,994,000	2,104,000
				\$ 12,698,000			\$ 17,399,000			\$ 25,780,000

Scenario 3: Increased Capture of County Growth

CRA Year	FYE	TIF Generated from County Millage								
		Low			Moderate			High		
		Taxable Value	Base Value	Increment	Taxable Value	Base Value	Increment	Taxable Value	Base Value	Increment
1	2012	\$ 170,767,000	\$ 170,767,000	\$ -	\$ 174,252,000	\$ 174,252,000	\$ -	\$ 175,994,000	\$ 175,994,000	\$ -
2	2013	169,059,000	170,767,000	-	175,123,000	174,252,000	6,000	178,634,000	175,994,000	17,000
3	2014	171,130,000	170,767,000	2,000	194,610,000	174,252,000	130,000	200,477,000	175,994,000	156,000
4	2015	186,941,000	170,767,000	103,000	205,430,000	174,252,000	198,000	221,928,000	175,994,000	292,000
5	2016	203,915,000	170,767,000	211,000	217,598,000	174,252,000	276,000	237,052,000	175,994,000	389,000
6	2017	206,974,000	170,767,000	230,000	230,170,000	174,252,000	356,000	252,884,000	175,994,000	489,000
7	2018	210,079,000	170,767,000	250,000	243,158,000	174,252,000	439,000	269,452,000	175,994,000	595,000
8	2019	213,230,000	170,767,000	270,000	256,574,000	174,252,000	524,000	286,787,000	175,994,000	705,000
9	2020	216,428,000	170,767,000	291,000	270,429,000	174,252,000	612,000	304,919,000	175,994,000	821,000
10	2021	227,811,000	170,767,000	363,000	284,736,000	174,252,000	703,000	323,881,000	175,994,000	941,000
11	2022	231,228,000	170,767,000	385,000	299,506,000	174,252,000	797,000	343,707,000	175,994,000	1,067,000
12	2023	234,696,000	170,767,000	407,000	305,496,000	174,252,000	835,000	364,430,000	175,994,000	1,199,000
13	2024	238,217,000	170,767,000	429,000	311,606,000	174,252,000	874,000	386,088,000	175,994,000	1,337,000
14	2025	241,790,000	170,767,000	452,000	317,839,000	174,252,000	914,000	408,717,000	175,994,000	1,481,000
15	2026	254,182,000	170,767,000	531,000	324,195,000	174,252,000	954,000	432,356,000	175,994,000	1,632,000
16	2027	257,995,000	170,767,000	555,000	350,720,000	174,252,000	1,123,000	457,046,000	175,994,000	1,789,000
17	2028	261,864,000	170,767,000	580,000	357,735,000	174,252,000	1,168,000	470,758,000	175,994,000	1,876,000
18	2029	265,792,000	170,767,000	605,000	364,889,000	174,252,000	1,213,000	484,880,000	175,994,000	1,966,000
19	2030	269,779,000	170,767,000	630,000	372,187,000	174,252,000	1,260,000	499,427,000	175,994,000	2,059,000
20	2031	273,826,000	170,767,000	656,000	401,324,000	174,252,000	1,445,000	540,790,000	175,994,000	2,322,000
21	2032	277,933,000	170,767,000	682,000	409,351,000	174,252,000	1,496,000	557,013,000	175,994,000	2,425,000
22	2033	282,102,000	170,767,000	709,000	417,538,000	174,252,000	1,549,000	573,724,000	175,994,000	2,532,000
23	2034	286,334,000	170,767,000	736,000	425,888,000	174,252,000	1,602,000	590,935,000	175,994,000	2,641,000
24	2035	290,629,000	170,767,000	763,000	457,888,000	174,252,000	1,805,000	638,354,000	175,994,000	2,943,000
25	2036	294,988,000	170,767,000	791,000	467,045,000	174,252,000	1,864,000	657,505,000	175,994,000	3,065,000
26	2037	299,413,000	170,767,000	819,000	476,386,000	174,252,000	1,923,000	677,230,000	175,994,000	3,190,000
27	2038	303,904,000	170,767,000	847,000	485,914,000	174,252,000	1,984,000	697,547,000	175,994,000	3,320,000
28	2039	308,463,000	170,767,000	876,000	508,341,000	174,252,000	2,126,000	735,182,000	175,994,000	3,559,000
29	2040	313,090,000	170,767,000	906,000	518,508,000	174,252,000	2,191,000	757,238,000	175,994,000	3,700,000
30	2041	317,786,000	170,767,000	936,000	528,878,000	174,252,000	2,257,000	779,955,000	175,994,000	3,844,000
				\$ 15,015,000			\$ 32,624,000			\$ 52,352,000

Scenario 4: Near-Term Catalyst Projects

CRA Year	FYE	TIF Generated from County Millage								
		Low			Moderate			High		
		Taxable Value	Base Value	Increment	Taxable Value	Base Value	Increment	Taxable Value	Base Value	Increment
1	2012	\$ 170,767,000	\$ 170,767,000	\$ -	\$ 174,252,000	\$ 174,252,000	\$ -	\$ 175,994,000	\$ 175,994,000	\$ -
2	2013	174,153,000	170,767,000	22,000	180,400,000	174,252,000	39,000	184,017,000	175,994,000	51,000
3	2014	176,143,000	170,767,000	34,000	184,313,000	174,252,000	64,000	189,870,000	175,994,000	88,000
4	2015	176,989,000	170,767,000	40,000	187,040,000	174,252,000	81,000	194,578,000	175,994,000	118,000
5	2016	203,376,000	170,767,000	208,000	217,050,000	174,252,000	272,000	228,012,000	175,994,000	331,000
6	2017	206,267,000	170,767,000	226,000	221,391,000	174,252,000	300,000	234,852,000	175,994,000	375,000
7	2018	209,201,000	170,767,000	245,000	225,819,000	174,252,000	328,000	241,898,000	175,994,000	419,000
8	2019	212,177,000	170,767,000	264,000	230,336,000	174,252,000	357,000	249,155,000	175,994,000	466,000
9	2020	215,196,000	170,767,000	283,000	234,942,000	174,252,000	386,000	256,629,000	175,994,000	513,000
10	2021	218,259,000	170,767,000	302,000	239,641,000	174,252,000	416,000	264,328,000	175,994,000	562,000
11	2022	221,365,000	170,767,000	322,000	244,434,000	174,252,000	447,000	272,258,000	175,994,000	613,000
12	2023	224,517,000	170,767,000	342,000	249,323,000	174,252,000	478,000	280,426,000	175,994,000	665,000
13	2024	227,715,000	170,767,000	362,000	254,309,000	174,252,000	510,000	288,839,000	175,994,000	718,000
14	2025	230,958,000	170,767,000	383,000	259,395,000	174,252,000	542,000	297,504,000	175,994,000	773,000
15	2026	234,249,000	170,767,000	404,000	264,583,000	174,252,000	575,000	306,429,000	175,994,000	830,000
16	2027	237,587,000	170,767,000	425,000	269,875,000	174,252,000	609,000	315,622,000	175,994,000	889,000
17	2028	240,974,000	170,767,000	447,000	275,272,000	174,252,000	643,000	325,090,000	175,994,000	949,000
18	2029	244,409,000	170,767,000	469,000	280,778,000	174,252,000	678,000	334,843,000	175,994,000	1,011,000
19	2030	247,895,000	170,767,000	491,000	286,393,000	174,252,000	714,000	344,888,000	175,994,000	1,075,000
20	2031	251,431,000	170,767,000	513,000	292,121,000	174,252,000	750,000	355,235,000	175,994,000	1,141,000
21	2032	255,018,000	170,767,000	536,000	297,964,000	174,252,000	787,000	365,892,000	175,994,000	1,209,000
22	2033	258,657,000	170,767,000	559,000	303,923,000	174,252,000	825,000	376,869,000	175,994,000	1,279,000
23	2034	262,348,000	170,767,000	583,000	310,001,000	174,252,000	864,000	388,175,000	175,994,000	1,351,000
24	2035	266,094,000	170,767,000	607,000	316,201,000	174,252,000	904,000	399,820,000	175,994,000	1,425,000
25	2036	269,893,000	170,767,000	631,000	322,525,000	174,252,000	944,000	411,815,000	175,994,000	1,501,000
26	2037	273,748,000	170,767,000	655,000	328,976,000	174,252,000	985,000	424,169,000	175,994,000	1,580,000
27	2038	277,658,000	170,767,000	680,000	335,555,000	174,252,000	1,027,000	436,894,000	175,994,000	1,661,000
28	2039	281,625,000	170,767,000	706,000	342,267,000	174,252,000	1,069,000	450,001,000	175,994,000	1,744,000
29	2040	285,650,000	170,767,000	731,000	349,112,000	174,252,000	1,113,000	463,501,000	175,994,000	1,830,000
30	2041	289,733,000	170,767,000	757,000	356,094,000	174,252,000	1,157,000	477,406,000	175,994,000	1,918,000
				\$ 12,227,000			\$ 17,864,000			\$ 27,085,000

Scenario 5a: Maximum Build-Out - MMTD

CRA Year	FYE	TIF Generated from County Millage								
		Low			Moderate			High		
		Taxable Value	Base Value	Increment	Taxable Value	Base Value	Increment	Taxable Value	Base Value	Increment
1	2012	\$ 170,767,000	\$ 170,767,000	\$ -	\$ 174,252,000	\$ 174,252,000	\$ -	\$ 175,994,000	\$ 175,994,000	\$ -
2	2013	169,059,000	170,767,000	-	175,123,000	174,252,000	6,000	178,634,000	175,994,000	17,000
3	2014	193,193,000	170,767,000	143,000	202,124,000	174,252,000	177,000	208,218,000	175,994,000	205,000
4	2015	222,558,000	170,767,000	330,000	235,165,000	174,252,000	388,000	244,643,000	175,994,000	437,000
5	2016	294,430,000	170,767,000	787,000	314,329,000	174,252,000	892,000	330,311,000	175,994,000	982,000
6	2017	354,190,000	170,767,000	1,167,000	381,081,000	174,252,000	1,316,000	404,489,000	175,994,000	1,454,000
7	2018	415,518,000	170,767,000	1,558,000	450,829,000	174,252,000	1,760,000	483,321,000	175,994,000	1,956,000
8	2019	478,442,000	170,767,000	1,958,000	523,674,000	174,252,000	2,224,000	567,034,000	175,994,000	2,489,000
9	2020	542,609,000	170,767,000	2,367,000	599,294,000	174,252,000	2,705,000	655,397,000	175,994,000	3,051,000
10	2021	608,036,000	170,767,000	2,783,000	677,772,000	174,252,000	3,205,000	748,613,000	175,994,000	3,645,000
11	2022	674,743,000	170,767,000	3,208,000	759,190,000	174,252,000	3,723,000	846,896,000	175,994,000	4,270,000
12	2023	742,749,000	170,767,000	3,641,000	843,635,000	174,252,000	4,261,000	950,464,000	175,994,000	4,929,000
13	2024	812,073,000	170,767,000	4,082,000	931,196,000	174,252,000	4,818,000	1,059,546,000	175,994,000	5,624,000
14	2025	882,734,000	170,767,000	4,532,000	1,021,964,000	174,252,000	5,396,000	1,174,380,000	175,994,000	6,355,000
15	2026	954,754,000	170,767,000	4,990,000	1,116,031,000	174,252,000	5,994,000	1,295,213,000	175,994,000	7,124,000
16	2027	1,028,151,000	170,767,000	5,457,000	1,213,494,000	174,252,000	6,615,000	1,422,301,000	175,994,000	7,933,000
17	2028	1,102,946,000	170,767,000	5,933,000	1,314,451,000	174,252,000	7,257,000	1,555,912,000	175,994,000	8,783,000
18	2029	1,179,161,000	170,767,000	6,418,000	1,419,002,000	174,252,000	7,923,000	1,696,321,000	175,994,000	9,677,000
19	2030	1,257,169,000	170,767,000	6,915,000	1,527,694,000	174,252,000	8,615,000	1,844,358,000	175,994,000	10,619,000
20	2031	1,320,532,000	170,767,000	7,318,000	1,619,772,000	174,252,000	9,201,000	1,974,505,000	175,994,000	11,448,000
21	2032	1,385,042,000	170,767,000	7,729,000	1,714,922,000	174,252,000	9,806,000	2,110,801,000	175,994,000	12,315,000
22	2033	1,450,716,000	170,767,000	8,147,000	1,813,230,000	174,252,000	10,432,000	2,253,498,000	175,994,000	13,223,000
23	2034	1,517,570,000	170,767,000	8,572,000	1,914,784,000	174,252,000	11,078,000	2,402,857,000	175,994,000	14,174,000
24	2035	1,585,621,000	170,767,000	9,006,000	2,019,676,000	174,252,000	11,746,000	2,559,149,000	175,994,000	15,169,000
25	2036	1,654,887,000	170,767,000	9,446,000	2,127,997,000	174,252,000	12,436,000	2,722,656,000	175,994,000	16,210,000
26	2037	1,725,386,000	170,767,000	9,895,000	2,239,843,000	174,252,000	13,147,000	2,893,670,000	175,994,000	17,298,000
27	2038	1,797,135,000	170,767,000	10,352,000	2,355,312,000	174,252,000	13,882,000	3,072,495,000	175,994,000	18,436,000
28	2039	1,870,152,000	170,767,000	10,817,000	2,474,503,000	174,252,000	14,641,000	3,259,445,000	175,994,000	19,626,000
29	2040	1,944,456,000	170,767,000	11,290,000	2,597,520,000	174,252,000	15,424,000	3,454,847,000	175,994,000	20,870,000
30	2041	2,020,065,000	170,767,000	11,771,000	2,724,468,000	174,252,000	16,232,000	3,659,039,000	175,994,000	22,170,000
				\$ 160,612,000			\$ 205,300,000			\$ 260,489,000

Scenario 5b: Maximum Build-Out - MMTB / Employment Center

CRA Year	FYE	TIF Generated from County Millage									
		Low			Moderate			High			
		Taxable Value	Base Value	Increment	Taxable Value	Base Value	Increment	Taxable Value	Base Value	Increment	
1	2012	\$ 170,767,000	\$ 170,767,000	\$ -	\$ 174,252,000	\$ 174,252,000	\$ -	\$ 175,994,000	\$ 175,994,000	\$ -	
2	2013	169,059,000	170,767,000	-	175,123,000	174,252,000	6,000	178,634,000	175,994,000	17,000	
3	2014	191,738,000	170,767,000	133,000	200,601,000	174,252,000	168,000	206,649,000	175,994,000	195,000	
4	2015	219,641,000	170,767,000	311,000	232,082,000	174,252,000	368,000	241,435,000	175,994,000	417,000	
5	2016	291,497,000	170,767,000	768,000	311,200,000	174,252,000	872,000	327,024,000	175,994,000	961,000	
6	2017	350,109,000	170,767,000	1,142,000	376,683,000	174,252,000	1,288,000	399,823,000	175,994,000	1,425,000	
7	2018	464,898,000	170,767,000	1,872,000	504,703,000	174,252,000	2,103,000	541,137,000	175,994,000	2,324,000	
8	2019	581,987,000	170,767,000	2,617,000	637,765,000	174,252,000	2,950,000	690,678,000	175,994,000	3,276,000	
9	2020	701,412,000	170,767,000	3,378,000	776,019,000	174,252,000	3,830,000	848,811,000	175,994,000	4,282,000	
10	2021	826,589,000	170,767,000	4,174,000	923,471,000	174,252,000	4,769,000	1,020,218,000	175,994,000	5,373,000	
11	2022	953,971,000	170,767,000	4,985,000	1,076,277,000	174,252,000	5,741,000	1,200,911,000	175,994,000	6,524,000	
12	2023	1,070,302,000	170,767,000	5,726,000	1,219,121,000	174,252,000	6,651,000	1,373,651,000	175,994,000	7,623,000	
13	2024	1,188,890,000	170,767,000	6,480,000	1,367,291,000	174,252,000	7,594,000	1,555,737,000	175,994,000	8,782,000	
14	2025	1,309,768,000	170,767,000	7,250,000	1,520,941,000	174,252,000	8,572,000	1,747,575,000	175,994,000	10,003,000	
15	2026	1,432,971,000	170,767,000	8,034,000	1,680,232,000	174,252,000	9,586,000	1,949,584,000	175,994,000	11,289,000	
16	2027	1,558,532,000	170,767,000	8,833,000	1,845,328,000	174,252,000	10,636,000	2,162,204,000	175,994,000	12,642,000	
17	2028	1,686,487,000	170,767,000	9,648,000	2,016,397,000	174,252,000	11,725,000	2,385,889,000	175,994,000	14,066,000	
18	2029	1,816,871,000	170,767,000	10,477,000	2,193,612,000	174,252,000	12,853,000	2,621,111,000	175,994,000	15,563,000	
19	2030	1,950,074,000	170,767,000	11,325,000	2,377,594,000	174,252,000	14,024,000	2,868,903,000	175,994,000	17,140,000	
20	2031	2,069,672,000	170,767,000	12,087,000	2,547,664,000	174,252,000	15,107,000	3,103,958,000	175,994,000	18,636,000	
21	2032	2,191,472,000	170,767,000	12,862,000	2,723,585,000	174,252,000	16,227,000	3,350,534,000	175,994,000	20,206,000	
22	2033	2,315,507,000	170,767,000	13,651,000	2,905,524,000	174,252,000	17,385,000	3,609,111,000	175,994,000	21,852,000	
23	2034	2,441,809,000	170,767,000	14,455,000	3,093,652,000	174,252,000	18,582,000	3,880,187,000	175,994,000	23,577,000	
24	2035	2,570,411,000	170,767,000	15,274,000	3,288,142,000	174,252,000	19,820,000	4,164,280,000	175,994,000	25,385,000	
25	2036	2,701,346,000	170,767,000	16,107,000	3,489,175,000	174,252,000	21,099,000	4,461,925,000	175,994,000	27,280,000	
26	2037	2,834,648,000	170,767,000	16,956,000	3,696,933,000	174,252,000	22,422,000	4,773,682,000	175,994,000	29,264,000	
27	2038	2,970,352,000	170,767,000	17,819,000	3,911,606,000	174,252,000	23,788,000	5,100,129,000	175,994,000	31,342,000	
28	2039	3,108,493,000	170,767,000	18,699,000	4,133,388,000	174,252,000	25,200,000	5,441,866,000	175,994,000	33,517,000	
29	2040	3,249,254,000	170,767,000	19,595,000	4,362,676,000	174,252,000	26,659,000	5,799,783,000	175,994,000	35,795,000	
30	2041	3,389,533,000	170,767,000	20,487,000	4,595,399,000	174,252,000	28,141,000	6,168,802,000	175,994,000	38,144,000	
				\$ 265,145,000					\$ 338,166,000		
										\$ 426,900,000	

APPENDIX B PUBLIC INVOLVEMENT

12/28/11: Meeting with Osceola County' Office of Management and Budget
01/10/12: Meeting with Osceola Heritage Park
01/19/12: Meeting with Florida Christian College
02/22/12: Open House with Residential Property Owners
02/28/12: Open House with Non-Residential Property Owners
03/01/12: Meeting with Osceola County Sheriff's Department
03/06/12: Meeting with Osceola County Transportation Planning
03/06/12: Meeting with Osceola Energy Initiative
03/06/12: Meeting with Osceola County Fire Rescue & EMS
03/06/12: Meeting with Osceola County Public Works
03/08/12: Meeting with Toho Water Authority
03/08/12: Meeting with Kissimmee Utility Authority
03/08/12: Meeting with Osceola County Economic Development
03/08/12: Meeting with Osceola County Parks and Recreation
03/09/12: Meeting with Kissimmee Development Services and CRA
03/14/12: Meeting with St. Cloud CRA and Utilities
03/15/12: Meeting with Growth Management Task Force
03/15/12: Meeting with East 192 Enhancement Committee
03/15/12: Meeting with Osceola Home Builders Association
03/16/12: Meeting with School District of Osceola County
03/19/12: Board of County Commissioners Meeting Update
03/20/12: Tourism Development Committee Meeting Update
03/22/12: Meeting with Osceola Association of Realtors
03/27/12: Meeting with Orlando Utilities Commission
04/05/12: Planning Commission Meeting Update
04/06/12: Meeting with County Public Works, Transportation Planning and Development Review
04/10/12: Meeting with Osceola County Human Services
04/11/12: Gateway Finance Committee Meeting Update
05/03/12: Planning Commission Meeting Update
05/16/12: Development Review Committee Meeting
05/17/12: Growth Management Task Force
05/21/12: Board of County Commissioners Workshop
05/24/12: Planning Commission Public Hearing
05/31/12: Community Open House
06/04/12: Community Redevelopment Agency Public Hearing
06/18/12: Board of County Commissioners Public Hearing

APPENDIX C STATUTORY REQUIREMENTS

The Community Redevelopment Act of 1969 (“Act”), Chapter 163 Part III, Florida Statutes, authorizes local governments to establish community redevelopment agencies to improve slum and blighted areas within their jurisdiction. The Act sets forth the legal process by which local governments may establish community redevelopment agencies and provide financing and regulatory processes to undertake the complex task of overcoming the conditions that contribute to the causes of slum and blight in declining areas of the County.

Section 163.335, F.S. requires local government desiring to establish a community redevelopment area to adopt, by resolution, a finding that one or more “slum” or “blighted” areas exist within its jurisdiction and that the rehabilitation, conservation, or redevelopment of such areas is necessary in the interest of the public health, safety, morals or welfare of the residents in the area. Upon adoption of a redevelopment plan, the County’s redevelopment agency can begin implementing the plan, including the creation of a tax increment trust fund for the redevelopment area. The Finding of Necessity was completed and adopted by Resolution #12-004R by the Osceola County Board of County Commissioners on January 9, 2012.

Section 163.356, F.S. Creation of Community Redevelopment Agency

1. Upon a finding of necessity as set forth in s. 163.355, and upon a further finding that there is a need for a community redevelopment agency to function in the county to carry out the community redevelopment purposes of this part, any county or municipality may create a public body corporate and politic to be known as a “community redevelopment agency.”
2. When the governing body adopts a resolution declaring the need for a community redevelopment agency, that body shall, by ordinance, appoint a board of commissioners of the community redevelopment agency, which shall consist of not fewer than five or more than nine commissioners. The terms of office of the commissioners shall be for 4 years, except that three of the members first appointed shall be designated to serve terms of 1, 2, and 3 years, respectively, from the date of their appointments, and all other members shall be designated to serve for terms of 4 years from the date of their appointments.

Section 163.360(1), F.S. Community Redevelopment Plans

Community redevelopment in a community redevelopment area shall not be planned or initiated unless the governing body has, by resolution, determined such area to be a slum area, a blighted area, or an area in which there is a shortage of housing affordable to residents of low or moderate income, including the elderly, or a combination thereof, and designated such area as appropriate for community redevelopment.

Section 163.360(2), F.S. Community Redevelopment Plans must:

1. Conform to the comprehensive plan for the county;
2. Be sufficiently complete to indicate such land acquisition, demolition and removal of structures, redevelopment, improvements, and rehabilitation as may be proposed to be

carried out in the community redevelopment area; zoning and planning changes, if any; land uses; maximum densities; and building requirements;

3. Provide for the development of affordable housing in the area, or state the reasons for not addressing in the plan the development of affordable housing in the area.

Section 163.360(7), F.S.: *Community Redevelopment Plans*

1. A feasible method exists for the location of families who will be displaced from the community redevelopment area in decent, safe, and sanitary dwelling accommodations within their means and without undue hardship to such families;
2. The Redevelopment Plan conforms to the general plan of the county as a whole;
3. The Redevelopment Plan gives due consideration to the utilization of the community policing innovations, and to the provision of adequate park and recreational areas and facilities that may be desirable for neighborhood improvement, with special consideration for the health, safety, and welfare of children residing in the general vicinity of the site covered by the Plan; and
4. The Redevelopment Plan will afford maximum opportunity, consistent with the sound needs of the county as a whole, for the rehabilitation or redevelopment of the community redevelopment area by private enterprise.

Section 163.362(2), F.S. requires that the Redevelopment Plan must contain a legal description of the CRA boundaries, a map of the CRA, the approximate amount of open space to be provided, limitations of the type, size, height, number and proposed use of buildings, the approximate number of dwelling units, and a list of property intended for use as public parks, recreation areas, streets, utilities, and other improvements (see Section IV).

Section 163.362(3), F.S. If the redevelopment area contains low or moderate income housing, the Redevelopment Plan must contain a neighborhood impact element which describes in detail the impact of the redevelopment upon the residents of the redevelopment area and the surrounding areas in terms of relocation, traffic circulation, environmental quality, availability of community facilities and services, effect on school population, and other matters affecting the physical and social quality of the neighborhood.

APPENDIX D LEGAL DESCRIPTION

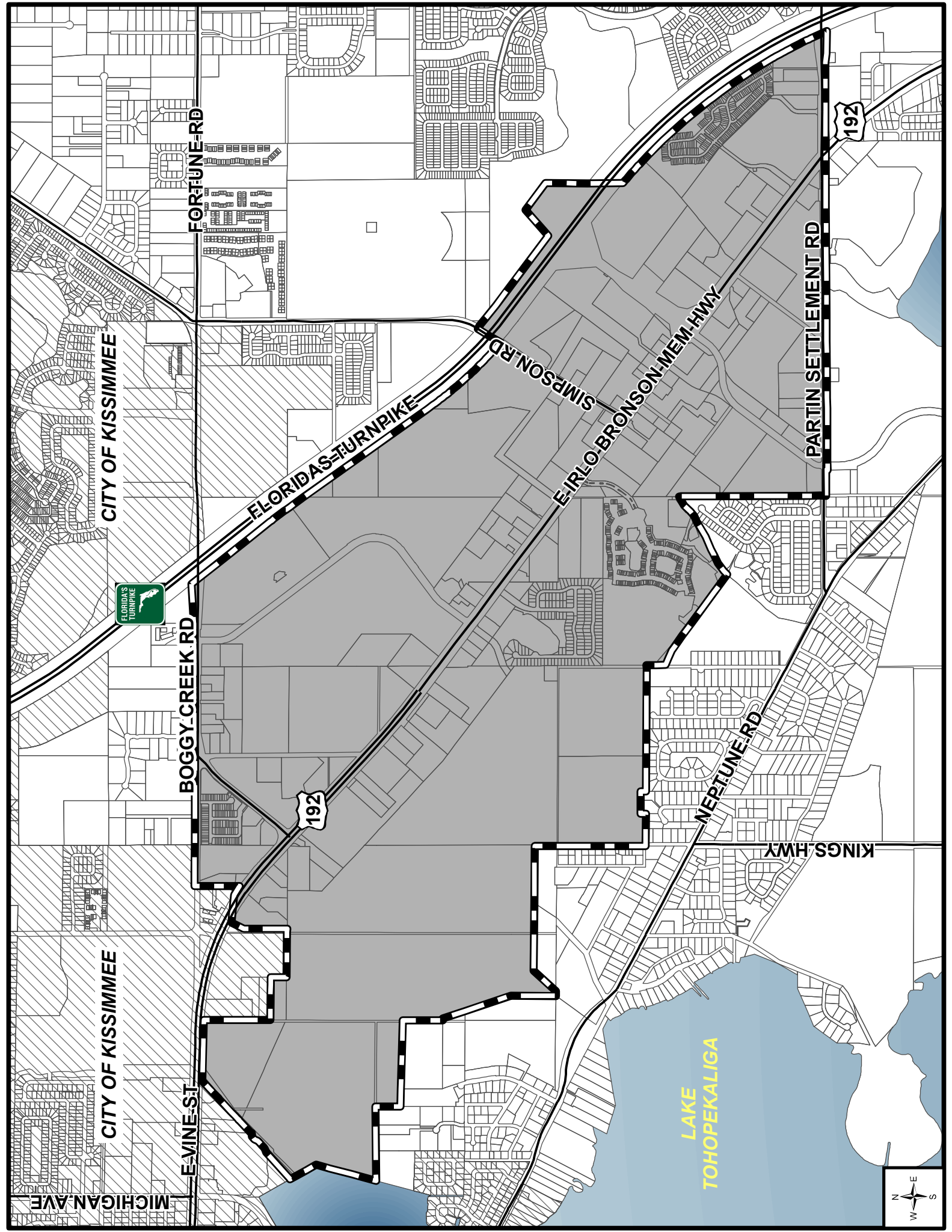
Beginning at the intersection of the northern right-of-way line of Boggy Creek Road and the western right-of-way line of Florida's Turnpike; thence southerly along the western right-of-way line of Florida's Turnpike to the intersection with the western right-of-way line of Simpson Road; thence northeasterly along the western right-of-way line of Simpson Road to the intersection of the Eastern right-of-way line of Florida's Turnpike; thence southeasterly along the eastern right-of-way of Florida's Turnpike and the northbound entrance ramp of Florida's Turnpike to the southeast corner of the said northbound entrance ramp right-of-way; thence southerly along the extension of the eastern boundary line of said northbound entrance ramp right-of-way to the intersection of the western right-of-way line of Florida's Turnpike; thence southerly along the western right-of-way of Florida's Turnpike to the intersection of the southern right-of-way line of Partin Settlement Road, thence westerly along the southern right-of-way line of Partin Settlement Road to the intersection with the eastern boundary of Section 25, Township 25S, Range 29E; thence northerly along the eastern boundary of said Section 25 to the northern corner of Tract "R", Neptune Pointe, Plat Book 16, Pages 15- 16 as recorded in the public records of Osceola County, Florida; thence southwestery along the western boundary of Tracts "R", "P1" and "B", Neptune Pointe, Plat Book 16, Page 16, as recorded in the public records of Osceola County, Florida, to the southernmost corner of Tract "W3", Heritage Key Villas-Phase One and Two, Plat Book 18, Pages 121-126 as recorded in the Public Records of Osceola County, Florida; thence northwesterly along the southern boundary of said Tract "W3" to the intersection with the eastern boundary of a platted 40' right-of-way, The Florida Drained Land Company's Subdivision No. 1, Plat Book B, Pages 65 and 66 as recorded in the Public Records of Osceola County, Florida; thence northerly along the eastern boundary of said platted 40' right-of-way to the intersection with the eastern extension of the northern boundary of Brighton Place, Plat Book 4, Page 192 as recorded in the Public Records of Osceola County, Florida; thence westerly along the eastern extension of the northern boundary, and along northern boundary of Brighton Place, Plat Book 4, Page 192 as recorded in the Public Records of Osceola County, Florida to the northwest Corner of Lot 30, of said Brighton Place; thence westerly along the northern boundary of Adriane Park, Plat Book 6, Pages 21- 22, as recorded in the Public Records of Osceola County, Florida, to the northwest Corner of Lot 13 of said Adriane Park; then north to the easterly extension of the northern boundary of Knob Hill Estates Unit One, Plat book 2, Page 180 as shown in the Public Records of Osceola County, Florida, thence westerly to the northeast corner of Lot 6 and continue westerly along the northern boundary of Knob Hill Estates Unit One,, and westerly along the extension of said northern boundary, to the northwest Corner of the southwest ¼ of the northwest ¼ of Section 25, Township 25S, Range 29E; then west to the west right of way line of Will Barber Road, thence north along the western right of way line of Will Barber Road to the southeast corner of Lot 3, Block P, Kissimmee Gardens, Plat Book 1, Page 32 as recorded in the Public Records of Osceola County, Florida; thence N 89°53'59" W along the south line of Lots 3 and 6, Block P and Lot 3, Block L, Kissimmee Gardens, Plat Book 1, Page 32 as recorded in the Public Records of Osceola County, Florida, a distance of 1,838.03 feet to a point on the East line of a 50 foot wide

Kissimmee Utility Authority utility easement as recorded in Official Records Book 938, Pages 54 and 55, and Official Records Book 940, Pages 2714 and 2715; thence S 42°16'07" W along said east line, a distance of 449.21 feet to a point on the south line of Lot 5, Block L, Kissimmee Gardens, Plat Book 1, Page 32 as recorded in the Public Records of Osceola County, Florida; thence N 89°28'49" W along said south line of Lot 5, Block L, a distance of 71.73 feet to a point on the east line of William Johnston Lands; thence along the east and north line of said William Johnston Lands the following five (5) courses and distances; thence N 00°05'47" W, a distance of 671.62 feet; thence N 18°45'41" W, a distance of 1,070.85 feet; thence N 89°42'54" W, a distance of 22.13 feet; thence N 00°06'51" W, a distance of 585.00 feet; thence N 88°20'03" W along said north line of William Johnston Lands and the westerly projection thereof, a distance of 1,279.14 feet to a point on the east line of Oakhurst Estates, according to the plat thereof, as recorded in Plat Book 4, Page 111 of the Public Records of Osceola County, Florida; thence N 00°35'02" E along the east line of said Oakhurst Estates, a distance of 368.59 feet to the northeast corner of said Oakhurst Estates; thence N 89°54'26" W along the north line of said Oakhurst Estates and the westerly projection thereof, a distance of 1,124.25 feet to a point on the Government Traverse Line for Lake Tohopekaliga and shown on the Government plat for Township 25S, Range 29E, Osceola County, Florida; thence along said Government Traverse Line the following two(2) courses and distances; thence N 14°57'41" E, a distance of 915.14 feet; thence N 29°21'46" W, a distance of 312.87 feet to a point on the right-of-way line for Mill Slough Canal; thence N 29°21'46" W to a point on the westerly Top-Of-Bank (TOB) of Mill Slough Canal; thence northeasterly along the westerly TOB of Mill Slough Canal to a point on the southerly right-of-way line of US Highway 192; thence easterly along the southerly right-of-way line of US Highway 192 to the intersection with the centerline of Denn John Lane; thence northerly along the centerline of Denn John Lane to the intersection with the northerly right-of-way line of Old Boggy Creek Road; thence easterly along the northerly right-of-way line of Old Boggy Creek Road and Boggy Creek Road to the point of beginning.

Less and Except:

Properties and right-of-way within the Limits of the City of Kissimmee as shown February 17, 2012.

(Containing approximately 1,854 acres)



CITY OF KISSIMMEE

CITY OF KISSIMMEE



FORTUNE RD

BOGGY CREEK RD

E VINE ST

FLORIDA'S TURNPIKE

192

SIMPSON RD

E IRLO BRONSON MEM HWY

NEPTUNE RD

PARTIN SETTLEMENT RD

192

KINGS HWY

LAKE TOHOPEKALIGA





APPENDIX E
RESOLUTION NO. 12-004R “FINDING OF NECESSITY”

RESOLUTION #12-004R

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF OSCEOLA COUNTY, FLORIDA, RELATING TO COMMUNITY REDEVELOPMENT PURSUANT TO CHAPTER 163, PART III, FLORIDA STATUTES (THE "COMMUNITY REDEVELOPMENT ACT"); ESTABLISHING THE EAST U.S. 192 COMMUNITY REDEVELOPMENT AREA; MAKING A LEGISLATIVE FINDING THAT CONDITIONS OF BLIGHT EXIST IN THE EAST U.S. 192 COMMUNITY REDEVELOPMENT AREA; PROVIDING FOR APPROVAL AND ADOPTION OF THE EAST U.S. 192 COMMUNITY REDEVELOPMENT AREA FINDING OF NECESSITY; PROVIDING AUTHORIZATION TO PROCEED WITH PREPARATION OF THE EAST U.S. 192 REDEVELOPMENT PLAN; ESTABLISH A NEED FOR AN EAST U.S. 192 COMMUNITY REDEVELOPMENT AGENCY; PROVIDING FOR FILING WITH THE COUNTY CLERK; PROVIDING FOR SUSPENSION; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Florida Legislature duly enacted Chapter 163, Part III, Florida Statutes (the "Community Redevelopment Act") establishing the conditions and procedures for the establishment of community redevelopment areas and agencies; and finding that areas or portions thereof which are deteriorating or economically distressed could be revitalized and redeveloped in a manner that will vastly improve the economic and social conditions of the community; and

WHEREAS, Osceola County defined a 1,654-acre study area within unincorporated Osceola County, Florida for establishing the East U.S. 192 Community Redevelopment Area, which is described in **Exhibit "A"**; and

WHEREAS, Osceola County Board of County Commissioners, hereinafter the "Board", commissioned the Osceola County Department of Community Development to prepare a Finding of Necessity, attached hereto as **Exhibit "B"**, for the East U.S. 192 Community Redevelopment Area; and

WHEREAS, within the East U.S. 192 Community Redevelopment Area there is a predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities; and

WHEREAS, within the East U.S. 192 Community Redevelopment Area, the aggregate assessed values of real property in the Community Redevelopment Area for ad valorem tax purposes have failed to show any appreciable increase over the five years prior from 2007-2011; and

WHEREAS, within the East U.S. 192 Community Redevelopment Area there exists faulty lot layout in relation to size, adequacy, accessibility, or usefulness; and

WHEREAS, within the East U.S. 192 Community Redevelopment Area there exists unsafe or unsanitary conditions; and

WHEREAS, within the East U.S. 192 Community Redevelopment Area there exists inadequate or outdated building density patterns; and

WHEREAS, within the East U.S. 192 Community Redevelopment Area there exists an incidence of crime that is higher than in the remainder of the County; and

WHEREAS, within the East U.S. 192 Community Redevelopment Area there exists a higher number of fire and emergency medical service calls that are proportionately higher than in the remainder of the County; and

WHEREAS, the East U.S. 192 Community Redevelopment Area can be revitalized and redeveloped in a manner that will improve the economic and social conditions of the community; and

WHEREAS, pursuant to Section 163.346, Florida Statutes, Osceola County has provided public notice of its intent to consider adopting a resolution declaring a Finding of Necessity for the creation of the East U.S. 192 Community Redevelopment Area, as set forth in Section 166.041(3)(a), Florida Statutes; and

WHEREAS, the Board finds that conditions are present within the East U.S. 192 Community Redevelopment Area which are detrimental to the sound growth of Osceola County, and which substantially impair or arrest appropriate growth within the area, and present conditions and uses which are detrimental to the public health, safety, morals and public welfare; and

WHEREAS, the Board concurs with the Finding of Necessity Report and finds that one or more slum or blighted areas, as defined in Chapter 163, Part III, Florida Statutes, exist in the East U.S. 192 Community Redevelopment Area; and

WHEREAS, the Board finds that there is a need for preparation of a Redevelopment Plan for the East U.S. 192 Community Redevelopment Area; and

NOW, THEREFORE, BE IT RESOLVED BY THE OSCEOLA COUNTY BOARD OF COUNTY COMMISSIONERS, THAT:

SECTION 1. RECITALS.

The foregoing recitations are found and determined to be true and correct and are adopted and incorporated as part of this resolution.

SECTION 2. ESTABLISHING THE EAST U.S. 192 COMMUNITY REDEVELOPMENT AREA.

The East U.S. 192 Community Redevelopment Area, which consists of 1,654 acres within unincorporated Osceola County, is hereby established, as illustrated in Exhibit "A":

SECTION 3. LEGISLATIVE FINDING THAT CONDITIONS OF BLIGHT EXIST IN THE EAST U.S. 192 COMMUNITY REDEVELOPMENT AREA.

The Board makes the legislative finding that the conditions in the East U.S. 192 Community Redevelopment Area meet the criteria described in Section 163.340 (7) or (8), Florida Statutes, that warrant the creation of a Community Redevelopment Agency to implement redevelopment activities within the East U.S. 192 Community Redevelopment Area. This Legislative Finding is supported by data and analysis, as established in the East U.S. 192 Community Redevelopment Area Finding of Necessity ("Finding of Necessity"), included herein as Exhibit "B".

The Board finds that one or more slum or blighted areas, or one or more areas in which there is a shortage of housing affordable to residents of low or moderate income, including the elderly, exist in Osceola County.

SECTION 4. APPROVAL AND ADOPTION OF THE EAST U.S. 192 COMMUNITY REDEVELOPMENT AREA FINDING OF NECESSITY.

The Board accepts and adopts the results in the Finding of Necessity, Exhibit "B", determining that slum or blight exists in the East U.S. 192 Community Redevelopment Area.

The Board finds that rehabilitation, conservation or redevelopment, or a combination of each, for the East U.S. 192 Community Redevelopment Area is necessary in the interest of the public health, safety, morals, or welfare of the residents and property owners within the East U.S. 192 Community Redevelopment Area, and of the County.

The Board hereby approves and adopts the Finding of Necessity in an effort to redevelop and protect the public health, safety, morals, or welfare of the residents and property owners within the East U.S. 192 Community Redevelopment Area, and of the County.

SECTION 5. AUTHORIZATION TO PROCEED WITH PREPARATION OF THE EAST U.S. 192 REDEVELOPMENT PLAN.

In response to the existence of blight established in the Finding of Necessity, Exhibit "B", the Board finds that there is a need for the preparation of a Redevelopment Plan to evaluate and implement the mechanisms and methods necessary to remedy the slum or blight in the East U.S. 192 Community Redevelopment Area.

The Board authorizes the Osceola County Department of Community Development to prepare a Redevelopment Plan for the East U.S. 192 Community Redevelopment Area in accordance with the Community Redevelopment Act.

SECTION 6. NEED FOR AN EAST U.S. 192 COMMUNITY REDEVELOPMENT AGENCY.

The Board declares a need for the creation of an East U.S. 192 Community Redevelopment Agency to carry out the actions for redevelopment outlined in the Redevelopment Plan.

SECTION 7. RECORDATION.

This Resolution relating to the East U.S. 192 Community Redevelopment Area shall be recorded and filed with the Osceola County Clerk of the Courts.

SECTION 8. SUSPENSION.

The provisions set forth in this Resolution may be suspended or modified by Board action at any time when in the best interest of the County.

SECTION 9. SEVERABILITY.

It is declared to be the intent of the Board of County Commissioners that, if any section, subsection, sentence, clause, phrase, or portion of this Resolution, is for any reason held invalid or unconstitutional, by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions hereof.

SECTION 10. CONFLICT.

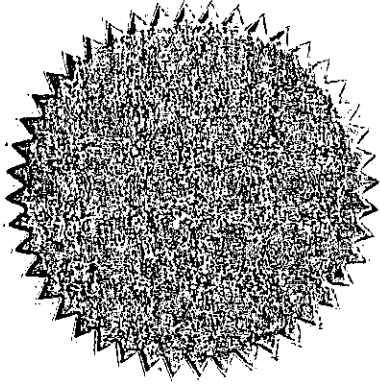
Any other resolution or part thereof in conflict with this Resolution or any part hereof is hereby repealed to the extent of the conflict.

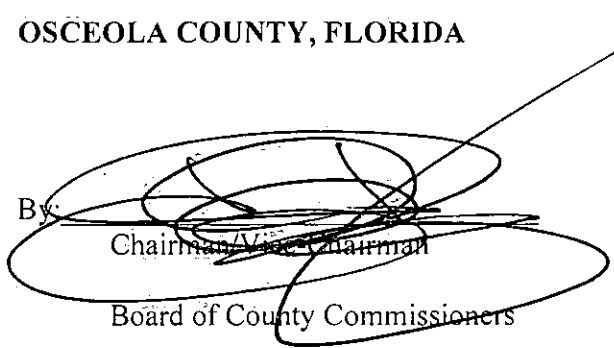
SECTION 11. EFFECTIVE DATE.

This Resolution shall be in force and take effect immediately upon its passage and adoption.

DONE AND ADOPTED this 09 day of January, 2012.

OSCEOLA COUNTY, FLORIDA



By 
~~Chairman/Vice Chairman~~
Board of County Commissioners

ATTEST:

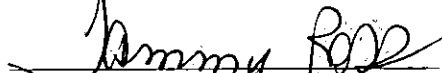
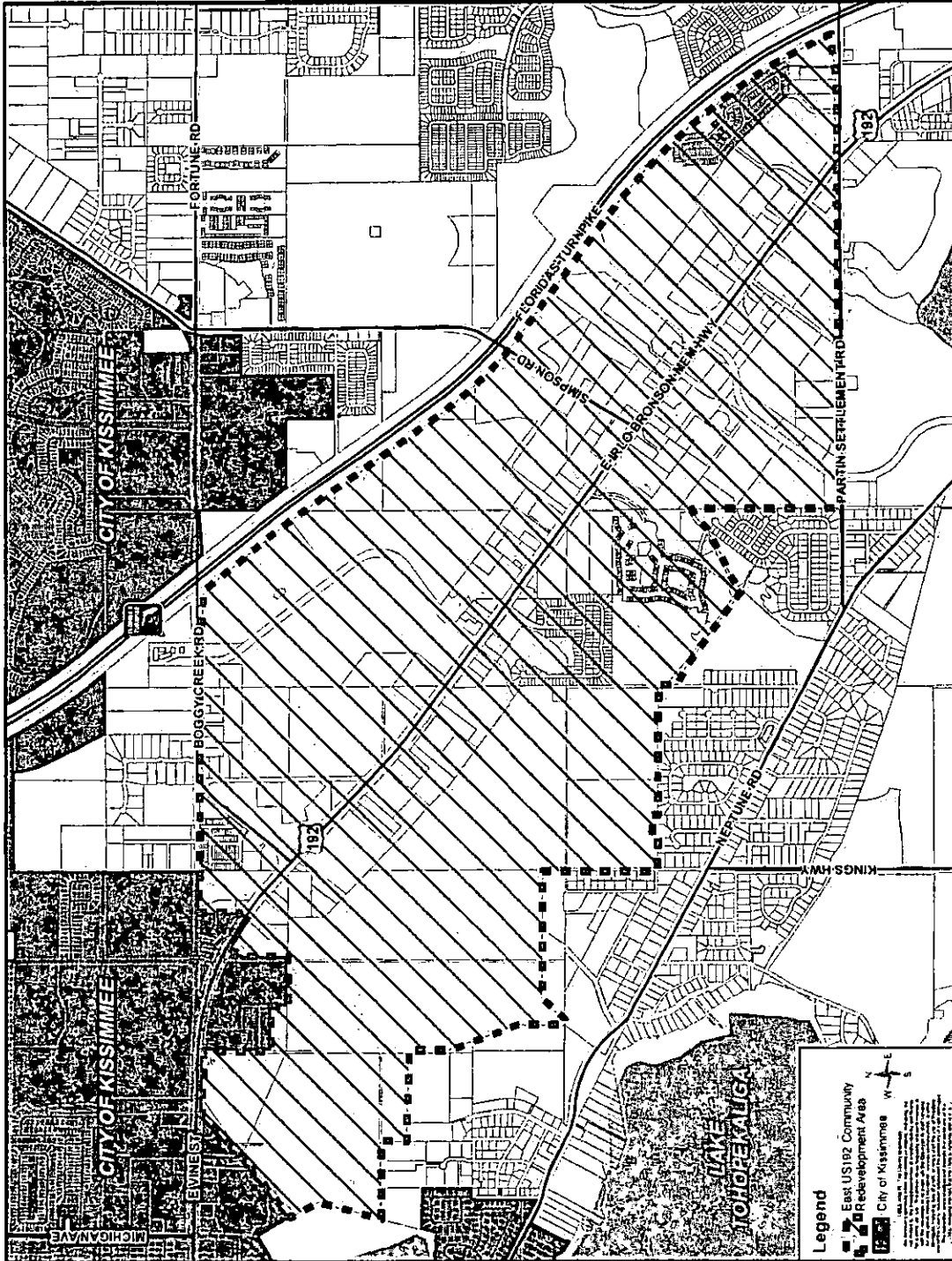

Clerk/Deputy Clerk to the Board
Resolution 12-004R
(SEAL)

EXHIBIT "A"

East U.S. 192 Community Redevelopment Area





APPENDIX F
RESOLUTION NO. 12-025R “COMMUNITY REDEVELOPMENT AGENCY”

RESOLUTION #12-025R

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF OSCEOLA COUNTY, FLORIDA, CREATING THE COMMUNITY REDEVELOPMENT AGENCY BOARD (CRA AGENCY) UNDER SECTIONS 163.356 AND 163.357, FLORIDA STATUTES, FOR THE EAST U.S. 192 COMMUNITY REDEVELOPMENT AREA; ESTABLISHING MEMBERSHIP OF THE AGENCY; ESTABLISHING THE OPTION FOR AN ADVISORY BOARD; PROVIDING FOR POWERS AND DUTIES; CONFIRMING THE OFFICIAL BOUNDARY FOR THE EAST U.S. 192 COMMUNITY REDEVELOPMENT AREA; PROVIDING FOR SUSPENSION; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Resolution #12-004R, adopted on January 9, 2012, the Osceola County Board of County Commissioners, declared that blighted areas, as defined by Section 163.340, Florida Statutes, exist in the East U.S. 192 Community Redevelopment Area; and

WHEREAS, the Board of County Commissioners of County Commissioners thereby found that said blighted areas are appropriate for rehabilitation, conservation, redevelopment, or combination thereof; and

WHEREAS, pursuant to Resolution #12-004R, the Board of County Commissioners declared a need for the creation of a Community Redevelopment Agency within Osceola County, titled as the East U.S. 192 Community Redevelopment Agency to carry out the community redevelopment purposes of Chapter 163, Part III, Florida Statutes; and

WHEREAS, the East U.S. 192 Community Redevelopment Area Boundaries are confirmed as represented in Attachment A, which is attached hereto and incorporated herein by reference; and

WHEREAS, Sections 163.356 and 163.357, Florida Statutes, allows the governing body to declare itself to be a Community Redevelopment Agency; and

WHEREAS it is the intent of this Resolution that the members of the Board of County Commissioners be declared the members of the Community Redevelopment Agency, which shall be named the "Osceola County Community Redevelopment Agency for the East U.S. 192 Community Redevelopment Area", and that this Agency will operate as a separate legal entity.

NOW, THEREFORE, BE IT RESOLVED BY THE OSCEOLA COUNTY BOARD OF COUNTY COMMISSIONERS, THAT:

SECTION 1. CREATION OF THE COMMUNITY REDEVELOPMENT AGENCY BOARD.

The Board of County Commissioners, pursuant to Sections 163.356 and 163.357, Florida Statutes, hereby declares itself to be the Community Redevelopment Agency Board as defined in Section 163.340, Florida Statutes, and titled as the "Osceola County Community

Redevelopment Agency for the East U.S. 192 Community Redevelopment Area”, herein referred to as the CRA Agency.

SECTION 2. **MEMBERSHIP OF THE CRA AGENCY.**

Members of the Board of County Commissioners shall serve as the members of the Osceola County Community Redevelopment Agency for the East U.S. 192 Community Redevelopment Area (CRA Agency), but such members shall constitute the head of a legal entity, separate, distinct, and independent from the Board of County Commissioners.

SECTION 3. **ADVISORY BOARDS.**

The CRA Board may create and utilize advisory boards to provide recommendations for each adopted Community Redevelopment Area in Osceola County.

SECTION 4. **POWERS AND DUTIES.**

That certain rights, powers, duties, privileges, and immunities vested by Chapter 163, Part III, Florida Statutes in a community redevelopment agency will be vested in the Osceola County Community Redevelopment Agency and the powers and duties of the Community Redevelopment Agency shall be exercised in accordance with and as contemplated by the Redevelopment Act.

SECTION 5. **CONFIRMATION OF THE OFFICIAL BOUNDARY FOR THE EAST U.S. 192 COMMUNITY REDEVELOPMENT AREA.**

The official boundary, comprising approximately 1,854 acres, for the East U.S. 192 Community Redevelopment Area is as described and shown on Attachment A.

SECTION 6. **SUSPENSION.**

The provisions set forth in this Resolution may be suspended or modified by Board of County Commissioners action at any time when in the best interest of the County.

SECTION 7. **SEVERABILITY.**

It is declared to be the intent of the Board of County Commissioners of Osceola County that, if any section, subsection, sentence, clause, phrase, or portion of this Resolution, is for any reason held invalid or unconstitutional, by any court of competent jurisdiction, such portion shall

be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions hereof.

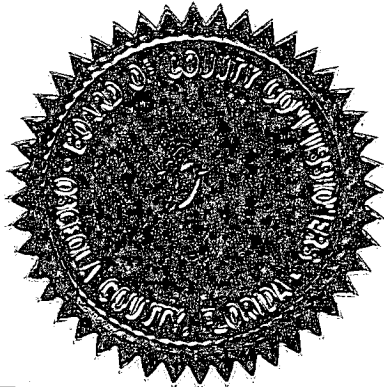
SECTION 8. CONFLICT.

Any other resolution or part thereof in conflict with this Resolution or any part hereof is hereby repealed to the extent of the conflict.

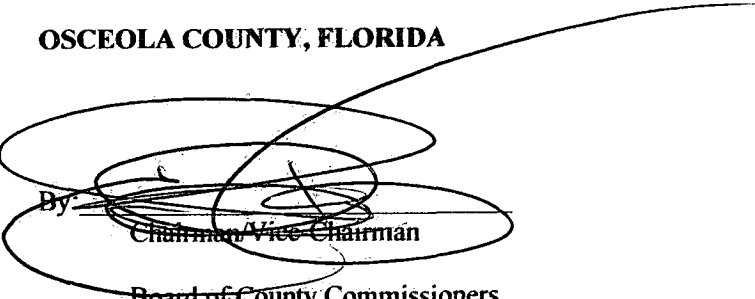
SECTION 9. EFFECTIVE DATE.

This Resolution shall be in force and take effect immediately upon its passage and adoption.

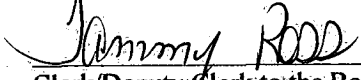
DONE AND ADOPTED this 9th day of April, 2012.



OSCEOLA COUNTY, FLORIDA

By: 
~~Chairman/Vice Chairman~~
Board of County Commissioners

ATTEST:


Clerk/Deputy Clerk to the Board

(SEAL) Resolution # 12-025R

ATTACHMENT A

LEGAL DESCRIPTION AND BOUNDARY SKETCH

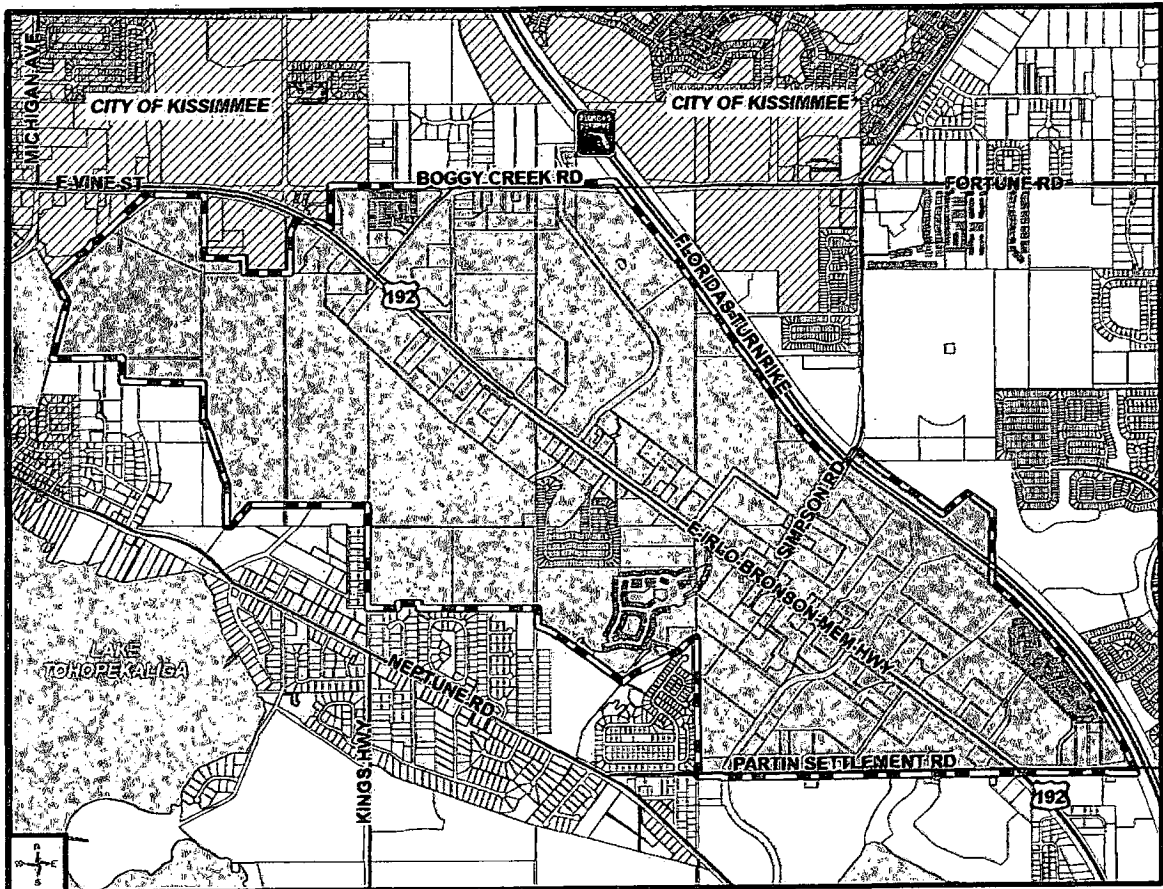
Beginning at the intersection of the northern right-of-way line of Boggy Creek Road and the western right-of-way line of Florida's Turnpike; thence southerly along the western right-of-way line of Florida's Turnpike to the intersection with the western right-of-way line of Simpson Road; thence northeasterly along the western right-of-way line of Simpson Road to the intersection of the Eastern right-of-way line of Florida's Turnpike; thence southeasterly along the eastern right-of-way of Florida's Turnpike and the northbound entrance ramp of Florida's Turnpike to the southeast corner of the said northbound entrance ramp right-of-way; thence southerly along the extension of the eastern boundary line of said northbound entrance ramp right-of-way to the intersection of the western right-of-way line of Florida's Turnpike; thence southerly along the western right-of-way of Florida's Turnpike to the intersection of the southern right-of-way line of Partin Settlement Road, thence westerly along the southern right-of-way line of Partin Settlement Road to the intersection with the eastern boundary of Section 25, Township 25S, Range 29E; thence northerly along the eastern boundary of said Section 25 to the northern corner of Tract "R", Neptune Pointe, Plat Book 16, Pages 15- 16 as recorded in the public records of Osceola County, Florida; thence southwesterly along the western boundary of Tracts "R", "P1" and "B", Neptune Pointe, Plat Book 16, Page 16, as recorded in the public records of Osceola County, Florida, to the southernmost corner of Tract "W3", Heritage Key Villas-Phase One and Two, Plat Book 18, Pages 121-126 as recorded in the Public Records of Osceola County, Florida; thence northwesterly along the southern boundary of said Tract "W3" to the intersection with the eastern boundary of a platted 40' right-of-way, The Florida Drained Land Company's Subdivision No. 1, Plat Book B, Pages 65 and 66 as recorded in the Public Records of Osceola County, Florida; thence northerly along the eastern boundary of said platted 40' right-of-way to the intersection with the eastern extension of the northern boundary of Brighton Place, Plat Book 4, Page 192 as recorded in the Public Records of Osceola County, Florida; thence westerly along the eastern extension of the northern boundary, and along northern boundary of Brighton Place, Plat Book 4, Page 192 as recorded in the Public Records of Osceola County, Florida to the northwest Corner of Lot 30, of said Brighton Place; thence westerly along the northern boundary of Adriane Park, Plat Book 6, Pages 21- 22; as recorded in the Public Records of Osceola County, Florida, to the northwest Corner of Lot 13 of said Adriane Park; then north to the easterly extension of the northern boundary of Knob Hill Estates Unit One, Plat book 2, Page 180 as shown in the Public Records of Osceola County, Florida, thence westerly to the northeast corner of Lot 6 and continue westerly along the northern boundary of Knob Hill Estates Unit One,, and westerly along the extension of said northern boundary, to the northwest Corner of the southwest ¼ of the northwest ¼ of Section 25, Township 25S, Range 29E; then west to the west right of way line of Will Barber Road, thence north along the western right of way line of Will Barber Road to the southeast corner of Lot 3, Block P, Kissimmee Gardens, Plat Book 1, Page 32 as recorded in the Public Records of Osceola County, Florida; thence N 89°53'59" W along the south line of Lots 3 and 6, Block P and Lot 3, Block L, Kissimmee Gardens, Plat Book 1, Page 32 as recorded in the Public Records of Osceola County, Florida, a distance of 1,838.03 feet to a point on the East line of a 50 foot wide Kissimmee Utility Authority utility easement as recorded in Official Records Book 938, Pages 54 and 55, and Official Records Book 940, Pages 2714 and 2715; thence S 42°16'07" W along said east line, a distance of 449.21 feet to a point on the south line of Lot 5, Block L, Kissimmee Gardens, Plat Book 1, Page 32 as recorded in the Public Records of Osceola County, Florida; thence N 89°28'49" W along said south line of Lot 5, Block L, a distance of 71.73 feet to a point on the east line of William Johnston Lands; thence along the east and north line of said William Johnston Lands the following five (5) courses and distances; thence N 00°05'47" W, a distance of 671.62 feet; thence N 18°45'41" W, a distance of 1,070.85 feet; thence N 89°42'54" W, a distance of 22.13 feet; thence N 00°06'51" W, a distance of 585.00

feet; thence N 88°20'03" W along said north line of William Johnston Lands and the westerly projection thereof, a distance of 1,279.14 feet to a point on the east line of Oakhurst Estates, according to the plat thereof, as recorded in Plat Book 4, Page 111 of the Public Records of Osceola County, Florida; thence N 00°35'02" E along the east line of said Oakhurst Estates, a distance of 368.59 feet to the northeast corner of said Oakhurst Estates; thence N 89°54'26" W along the north line of said Oakhurst Estates and the westerly projection thereof, a distance of 1,124.25 feet to a point on the Government Traverse Line for Lake Tohopekaliga and shown on the Government plat for Township 25S, Range 29E, Osceola County, Florida; thence along said Government Traverse Line the following two(2) courses and distances; thence N 14°57'41" E, a distance of 915.14 feet; thence N 29°21'46" W, a distance of 312.87 feet to a point on the right-of-way line for Mill Slough Canal; thence N 29°21'46" W to a point on the westerly Top-Of-Bank (TOB) of Mill Slough Canal; thence northeasterly along the westerly TOB of Mill Slough Canal to a point on the southerly right-of-way line of US Highway 192; thence easterly along the southerly right-of-way line of US Highway 192 to the intersection with the centerline of Denn John Lane; thence northerly along the centerline of Denn John Lane to the intersection with the northerly right-of-way line of Old Boggy Creek Road; thence easterly along the northerly right-of-way line of Old Boggy Creek Road and Boggy Creek Road to the point of beginning.

Less and Except:

Properties and right-of-way within the Limits of the City of Kissimmee as shown February 17, 2012.

(Containing approximately 1,854 acres)





APPENDIX G
RESOLUTION NO. 12-044R “REDEVELOPMENT PLAN”

RESOLUTION #12-044R

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF OSCEOLA COUNTY, FLORIDA, PURSUANT TO FLORIDA STATUTES 163.360, APPROVING A COMMUNITY REDEVELOPMENT PLAN FOR THE EAST U.S. 192 COMMUNITY REDEVELOPMENT AREA AS SET FORTH IN RESOLUTION NO. 12-004R AND RESOLUTION NO. 12-025R OF THE BOARD OF COUNTY COMMISSIONERS; PROVIDING FOR SUSPENSION; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Resolution No. 12-004R, adopted on January 9, 2012, the Osceola County Board of County Commissioners declared that blighted areas, as defined by Section 163.340, Florida Statutes, exist in the East U.S. 192 Community Redevelopment Area; and

WHEREAS, the Board of County Commissioners thereby found that said blighted areas are appropriate for rehabilitation, conservation, redevelopment, or combination thereof; and

WHEREAS, pursuant to Resolution No. 12-004R, the Board of County Commissioners declared a need for the creation of a Community Redevelopment Agency within Osceola County, titled as the East U.S. 192 Community Redevelopment Agency to carry out the community redevelopment purposes of Chapter 163, Part III, Florida Statutes; and

WHEREAS, pursuant to Resolution No. 12-025R, adopted on April 9, 2012, the Board of County Commissioners created the Community Redevelopment Agency to carry out and effectuate the purposes of redevelopment within the boundaries of the East U.S. 192 Community Redevelopment Area, in accordance with Section 163, Part III, Florida Statutes; and

WHEREAS, implementation of the Redevelopment Plan, dated June 18, 2012, prepared by the Osceola County Department of Community Development, will result in redevelopment and related infrastructure improvements to support the designated land uses in the East U.S. 192 Community Redevelopment Area in conformity with the Osceola County Comprehensive Plan for the development of the Redevelopment Area and for the County as a whole; and

WHEREAS, the County desires to proceed under Chapter 163, Part III, Florida Statutes, to establish the necessary means by which redevelopment can be accomplished in the Redevelopment Area; and

WHEREAS, after due consideration and public hearing as required by law, the Osceola County Local Planning Agency has reviewed the Community Redevelopment Plan for the East U.S. 192 Community Redevelopment Area at a duly noticed public hearing on May 24, 2012, and found it to be in conformity with the County's Comprehensive Plan for the development of the County as a whole; and

WHEREAS, the Redevelopment Plan prepared by the Osceola County Department of Community Development has been found to be in conformity with the County's Comprehensive Plan for the development of the County as a whole. In furtherance of that determination, specific guidelines enumerated in Section 380.06, Florida Statutes were incorporated into the Redevelopment Plan for the East U.S. 192 Community Redevelopment Area. Section 380.06(29)

(b) & (c), Florida Statutes provides for the appropriate process to be applied to community redevelopment areas;

WHEREAS, after due consideration and public hearing as required by the law, the Community Redevelopment Agency has reviewed and approved a Community Redevelopment Plan for the East U.S. 192 Community Redevelopment Area at a duly noticed public hearing on June 4, 2012; and

WHEREAS, after due consideration and public hearing as required by law, the Board of County Commissioners in accordance with Section 163.360, Florida Statutes, deems it appropriate to approve the Community Redevelopment Plan for the East U.S. 192 Community Redevelopment Area.

NOW, THEREFORE, BE IT RESOLVED BY THE OSCEOLA COUNTY BOARD OF COUNTY COMMISSIONERS, THAT:

SECTION 1. APPROVAL OF EAST U.S. 192 COMMUNITY REDEVELOPMENT PLAN.

The Community Redevelopment Plan for the East U.S. 192 Community Redevelopment Area, having been duly noticed, reviewed and considered as provided by law, is hereby approved and adopted as attached here to as **Exhibit “A”**, more specifically referred to as the East U.S. 192 Community Redevelopment Plan (“the Plan”), and made a part of the Resolution by reference. The Plan is hereby designated as the official Community Redevelopment Plan for the East U.S. 192 Community Redevelopment Area, the boundaries of which are described in the Plan. It is the purpose and intent of the Board of County Commissioners that the Community Redevelopment Plan be implemented within the East U.S. 192 Community Redevelopment Area.

SECTION 2. SECTION 380.06, FLORIDA STATUTES.

The Redevelopment Plan prepared by the Osceola County Department of Community Development has been found to be in conformity with the County’s Comprehensive Plan for the development of the County as a whole. In furtherance of that determination, specific guidelines enumerated in Section 380.06, Florida Statutes were incorporated into the Redevelopment Plan for the East U.S. 192 Community Redevelopment Area, including land use and zoning patterns. The County acknowledges that it has adopted and effectively implemented both a comprehensive set of land development regulations. These regulations include; a planned unit development ordinance; allocation of future development rights; entitlements to be considered by the County through its review of and approval of pattern development plans and development orders; and a capital improvement plan that is consistent with the County’s Comprehensive Plan and specifically addresses the area within the Redevelopment Plan. With regard to new development or redevelopment, the County may initiate amendments to the County’s Comprehensive Plan and zoning regulations to create any additional zoning districts and/or land use designations and will apply those zoning district and/or land use designations to the applicable property. The County

has adopted and implemented the authority and fiscal mechanisms for requiring development to meet development order conditions. The County has adopted and effectively implemented and enforced satisfactory development review procedures. The County will ensure that necessary services, including sanitary sewer, potable water, fire protection, police protection, and emergency service are available and adequate to serve any property to be developed or redeveloped. Section 380.06(29) (b) & (c), Florida Statutes provides for the appropriate process to be applied to the East U.S. 192 Community Redevelopment Area.

SECTION 3. **SUSPENSION.**

The provisions set forth in this Resolution may be suspended or modified by Board of County Commissioners action at any time when in the best interest of the County.

SECTION 4. **SEVERABILITY.**

It is declared to be the intent of the Board of County Commissioners of Osceola County that, if any section, subsection, sentence, clause, phrase, or portion of this Resolution, is for any reason held invalid or unconstitutional, by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions hereof.

SECTION 5. **CONFLICT.**

Any other resolution or part thereof in conflict with this Resolution or any part hereof is hereby repealed to the extent of the conflict.

SECTION 6. **EFFECTIVE DATE.**

This Resolution shall be in force and take effect immediately upon its passage and adoption.

DONE AND ADOPTED this 18th day of June, 2012.

OSCEOLA COUNTY, FLORIDA

By: _____
Chairman/Vice-Chairman

Board of County Commissioners

ATTEST:

Clerk/Deputy Clerk to the Board
(SEAL)



APPENDIX H
ORDINANCE NO. 12-15 “REDEVELOPMENT TRUST FUND”

ORDINANCE NO. 12-15

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF OSCEOLA COUNTY, FLORIDA, RELATING TO COMMUNITY REDEVELOPMENT; ESTABLISHING A REDEVELOPMENT TRUST FUND FOR THE EAST U.S. 192 COMMUNITY REDEVELOPMENT AREA TO FUND REDEVELOPMENT PROJECTS AND TO PROVIDE SECURITY FOR SUCH INDEBTEDNESS OR BONDS AND THE PURPOSES THEREOF; PROVIDING FOR CALCULATION OF THE INCREMENT PURSUANT TO FLORIDA STATUTES 163.387; PROVIDING FOR OBLIGATION TO APPROPRIATE, DURATION OF OBLIGATION, AND LIMITATION ON OBLIGATION, BOND SALES, AND REFUNDINGS; PROVIDING FOR EXPENDITURES FROM THE TRUST FUND, PROVIDING FOR BONDING CAPACITY; PROVIDING FOR A PUBLIC PURPOSE; PROVIDING CERTAIN OTHER DETAILS; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR SUSPENSION; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Resolution No. 12-025R, adopted on January 9, 2012, the Osceola County Board of County Commissioners (the “Board”) declared that blighted areas, as defined by Section 163.340, Florida Statutes, exist in the East U.S. 192 Community Redevelopment Area; and

WHEREAS, the Board thereby found that said blighted areas are appropriate for rehabilitation, conservation, redevelopment, or combination thereof; and

WHEREAS, pursuant to Resolution No. 12-004R, dated January 9, 2012, the Board of County Commissioners declared a need for the creation of a Community Redevelopment Agency within Osceola County (the “County”), titled as the East U.S. 192 Community Redevelopment Agency (the “Agency”) to carry out the community redevelopment purposes of Chapter 163, Part III, Florida Statutes; and

WHEREAS, pursuant to Resolution No. 12-025R, adopted on April 9, 2012, the Board created the Community Redevelopment Agency to carry out and effectuate the purposes of redevelopment within the boundaries of the East U.S. 192 Community Redevelopment Area, in accordance with Section 163.357, Florida Statutes, by designating itself as the Community Redevelopment Agency and establishing the boundaries of the East U.S. 192 Community Redevelopment Area; and

WHEREAS, the Board has caused a redevelopment plan to be prepared for the East U.S. 192 Community Redevelopment Area; and

WHEREAS, after due consideration as required by Part III of Chapter 163, Florida Statutes (The Community Redevelopment Act of 1969, as amended, or the “Act”) specifically Section 163.360(4) of the Act, the Osceola County Local Planning Agency, reviewed the East U.S. 192 Community Redevelopment Plan and on May 24, 2012, by recommendation, found it to be in conformity with the County’s Comprehensive Plan for the development of the County as a whole; and

WHEREAS, after due consideration as required by Section 163.360(5), Florida Statutes, the Agency, on June 4, 2012, recommended approval of the Redevelopment Plan for the East U.S. 192 Community Redevelopment Area and forwarded same to the Board; and

WHEREAS, on June 18, 2012, the Board held a public hearing to adopt the Community Redevelopment Plan for the East U.S. 192 Community Redevelopment Area, pursuant to public notice, as required by Section 163.360(6) and 163.346, Florida Statutes, and has by Adoption of Resolution No. 12-044R, adopted and approved the East U.S. 192 Community Redevelopment Plan; and

WHEREAS, it is the intent of the Board to provide for the creation of a trust fund pursuant to Section 163.387, Florida Statutes, in order to plan and implement community redevelopment within the East U.S. 192 Community Redevelopment Area and to fund the operation of the East U.S. 192 Community Redevelopment Agency and the projects provided for in the Community Redevelopment Plan; and

WHEREAS, the Board held a duly noticed public hearing on June 18, 2012 to consider this Ordinance; and

WHEREAS, the Board finds that this Ordinance is consistent with and promotes the goals, policies, and objectives of the Osceola County Comprehensive Plan, and will promote the public health, safety, welfare, economic order, convenience, and aesthetics of the County and its residents. This Ordinance is adopted pursuant to the authority vested in the Board by Part III of Chapter 163, Florida Statutes and the County's constitutional home rule powers.

NOW, THEREFORE, BE IT RESOLVED BY THE OSCEOLA COUNTY BOARD OF COUNTY COMMISSIONERS, THAT:

SECTION 1. INCORPORATION OF RECITALS.

The above recitals are true and correct and by this reference are hereby incorporated herein and made an integral part hereof as though fully set forth herein.

SECTION 2. ESTABLISHMENT OF THE REDEVELOPMENT TRUST FUND FOR THE EAST U.S. 192 COMMUNITY REDEVELOPMENT AREA.

The Osceola County East U.S. 192 Community Redevelopment Agency Trust Fund (the "Fund") is hereby established. Within the Fund, there shall be a segregation of accounting, income, proceeds and funds attributable to the Agency, established by Resolution No. 12-025R.

- (1) The annual funding allocated to and deposited into the Fund shall be in an amount not less than that increment of the income, proceeds, revenues, and funds of each taxing authority derived from or held in connection with the undertaking and carrying out of community redevelopment
- (2) Each taxing authority operating within the defined Community Redevelopment Area, with the exception of a school district, any special district that levies ad valorem taxes on taxable real property in more than one county, any special district in which the sole available source of revenue on June 18, 2012, of which is an ad valorem tax, a library district, a neighborhood improvement district created pursuant to Section 163.501 et seq., Florida Statutes, as amended from time to time, a metropolitan transportation authority, a Water Management District, or any special district excluded by the Board of County Commissioners

pursuant to the Act, shall annually appropriate to the Fund herein created a sum which is equal to 95 percent of the difference between:

- (a) The amount of ad valorem taxes levied each year by each taxing authority, exclusive of any amount from any debt service millage, on taxable real property contained within the geographic boundaries of the East U.S. 192 Community Redevelopment Area.
 - (b) The amount of ad valorem taxes which would have been produced by the rate upon which the tax is levied each year by or for each taxing authority, exclusive of any debt service millage, upon the total of the assessed value of the taxable real property in the East U.S. 192 Community Redevelopment Area, as shown upon the most recent assessment roll used in connection with the taxation of such property by each taxing authority prior to the effective date of this Ordinance.
- (3) If the County creates a Transportation District which levies ad valorem taxes within said Transportation District and includes the boundaries of the East U.S. 192 Community Redevelopment Area, then the annually appropriated amount detailed in (2) for the Agency, shall be reduced from 95 percent of the difference between (2)(a) and (b) up to 62 percent of the difference between (2)(a) and (b) relating to the incremental increase in ad valorem taxes levied each year by that taxing authority, as calculated in accordance with this Ordinance and the Community Redevelopment Act. However, in no event will the sum annually appropriated for the Agency be less than 50% of the difference between (2)(a) and (b) as calculated under Section 163.387 (1)(a)2, Florida Statutes.

SECTION 3. USE OF THE TRUST FUND.

- (1) The funds to be allocated to and disposed into the Fund are hereby appropriated to the Agency for its use to develop, provide and finance activities within the East U.S. 192 Community Redevelopment Area described in the Redevelopment Plan and in accordance with Part III, Chapter 163, Florida Statutes. The funds and revenues paid into and earned by the Fund shall be used for community redevelopment purposes as provided in the Redevelopment Plan or any amendments or modifications thereto and as provided by law.
- (2) The Fund shall exist for the duration of the Redevelopment Plan, or until all loans, advances, and indebtedness, of any, and interest thereon, of the Agency incurred as a result of redevelopment in the Community Redevelopment Area has been paid.
- (3) Each taxing authority shall by January 1st of each year appropriate to the Fund, for as long as any indebtedness pledging the tax increment due to the Fund is outstanding, a sum not less than the increment as defined and determined by Section 2. The taxing authorities' obligation to annually appropriate to the Fund shall commence immediately upon the effective date of this Ordinance.
- (4) The Fund shall be established and maintained as a separate Trust Fund by the County Manager pursuant to Section 163.387, Florida Statutes, and other directives of the Agency, as may from time to time be adopted, whereby the Fund may be promptly and effectively administered and utilized by the Agency expeditiously and without undue delay for its allocated statutory purpose.

SECTION 4. EXPENDITURES FROM THE TRUST FUND.

No funds shall be disbursed from the Fund, unless approved by the Board. The Agency shall be responsible for the receipt, custody, disbursement, accountability, management, investment, and proper application of all monies paid into the Fund, subject to the provisions of this section. Money in the Fund may be expended from time to time for the following purposes when directly related to financing or refinancing redevelopment in East U.S. 192 Community Redevelopment Area pursuant to the East U.S. 192 Community Redevelopment Plan administrative and overhead expenses necessary or incidental to the implementation of the Plan:

- (1) Expenses or redevelopment planning, surveys, and financial analysis, including the reimbursement of the County or the Agency for expenses incurred before the East U.S. 192 Community Redevelopment Plan was approved and adopted, pursuant to Section 163.370, Florida Statutes.
- (2) The acquisition of real property in East U.S. 192 Community Redevelopment Area.
- (3) The clearance and preparation of any redevelopment area for redevelopment and relocation of site occupants as provided in Section 163.370, Florida Statutes.
- (4) The repayment of principal and interest or any redemption premium for loans, advances, bonds, bond anticipation notes, and any other form of indebtedness.
- (5) All expenses incidental to or connected with the issuance, sale, redemption, retirement, or purchase of agency bonds, bond anticipation notes, or other form of indebtedness, including funding of any reserve, redemption, or other fund or account provided for in the ordinance or resolution authorizing such bonds, notes, or other indebtedness.
- (6) The development of affordable housing in the East U.S. 192 Community Redevelopment Area.
- (7) The development of community policing innovations.
- (8) Such other projects and expenses as provided for under Part III of Chapter 163, Florida Statutes.

SECTION 5. BONDING CAPACITY.

When authorized or approved by resolution or ordinance of the Board, the Agency has the power to issue redevelopment revenue bonds pursuant to Section 163.385, Florida Statutes.

SECTION 6. PUBLIC PURPOSE.

This Ordinance is hereby declared to be for a public purpose and for the welfare of the citizens of Osceola County, and shall be liberally construed to effectuate the purpose thereof.

SECTION 7. TERM OF EXISTENCE.

The Fund shall be self-perpetuating and sustaining from year to year, as provided in Section 163.362(10), Florida Statutes, unless specifically terminated by the Board.

SECTION 8. SUSPENSION.

The provisions set forth in this Ordinance may be suspended or modified by Board action at any time when in the best interest of the County.

SECTION 9. SEVERABILITY.

It is declared to be the intent of the Board that, if any section, subsection, sentence, clause, phrase, or portion of this Ordinance, is for any reason held invalid or unconstitutional, by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions hereof.

SECTION 10. CONFLICT.

Any other resolution or part thereof in conflict with this Ordinance or any part hereof is hereby repealed to the extent of the conflict.

SECTION 11. EFFECTIVE DATE.

This Ordinance shall be in force and take effect immediately upon its passage and adoption.

DONE AND ADOPTED this 18th day of June, 2012.

OSCEOLA COUNTY, FLORIDA

By: _____
Chairman/Vice-Chairman

Board of County Commissioners

ATTEST:

Clerk/Deputy Clerk to the Board

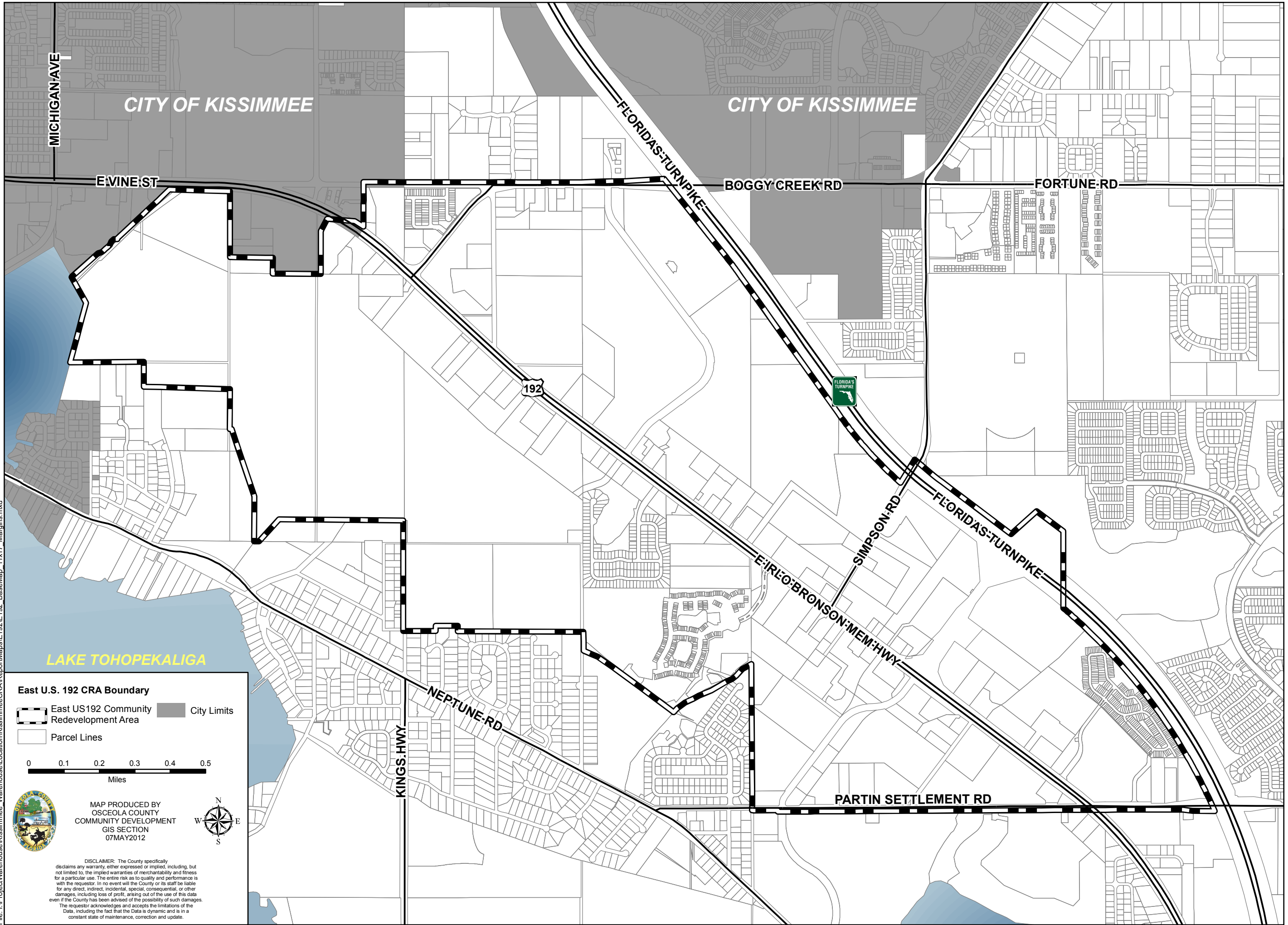
(SEAL)



APPENDIX I MAPS

- MAP 1: EAST U.S. 192 CRA BOUNDARY
- MAP 1A: EAST U.S. 192 LOCAL STREETS
- MAP 2: EAST U.S. 192 2011 AERIAL
- MAP 3: EAST U.S. 192 CRA FUTURE LAND USE (EXISTING)
- MAP 4: EAST U.S. 192 CRA ZONING (EXISTING)
- MAP 5: EAST U.S. 192 CRA STRUCTURAL YEAR BUILT
- MAP 6: EAST U.S. 192 EDUCATIONAL INSTITUTIONS
- MAP 7: EAST U.S. 192 WATER AND SEWER UTILITIES
- MAP 8: EAST U.S. 192 MSBU STORMWATER
- MAP 8A: EAST U.S. 192 SUB-BASINS
- MAP 9: EAST U.S. 192 ELECTRIC UTILITIES
- MAP 10: EAST U.S. 192 CRA EXISTING STREET LIGHTING
- MAP 11: EAST U.S. 192 CRA SUBAREA BOUNDARIES
- MAP 12: EAST U.S. 192 CRA BILLBOARDS
- MAP 13: EAST U.S. 192 CRA TURNPIKE GATEWAY IMPROVEMENTS
- MAP 14: ROADWAY IMPROVEMENTS
- MAP 15: EAST U.S. 192 CRA TRANSIT NODES

File: I:\Project\Warehouse\Kissimmee Warehouse\Location\Kissimmee\CRA\Report\Maps\E192\E192_BaseMap_11x17_Margins.mxd



East U.S. 192 CRA Boundary

- East US192 Community Redevelopment Area
- Parcel Lines
- City Limits

0 0.1 0.2 0.3 0.4 0.5
Miles

MAP PRODUCED BY
OSCEOLA COUNTY
COMMUNITY DEVELOPMENT
GIS SECTION
07MAY2012





DISCLAIMER: The County specifically disclaims any warranty, either expressed or implied, including, but not limited to, the implied warranties of merchantability and fitness for a particular use. The entire risk as to quality and performance is with the requestor. In no event will the County or its staff be liable for any direct, indirect, incidental, special, consequential, or other damages, including loss of profit, arising out of the use of this data even if the County has been advised of the possibility of such damages. The requestor acknowledges and accepts the limitations of the Data, including the fact that the Data is dynamic and is in a constant state of maintenance, correction and update.

Map 1: East U.S. 192 CRA Boundary


File: I:\Project\Warehouse\Kissimmee - Warehouse\Location\Kissimmee\CRA\Report\Maps\E192\E192_BaseMap_LocalStreets_11x17_Margins.mxd




East U.S. 192 CRA Local Streets

 East US192 Community Redevelopment Area
  City Limits

0 0.1 0.2 0.3 0.4 0.5
Miles


 MAP PRODUCED BY
 OSCEOLA COUNTY
 COMMUNITY DEVELOPMENT
 GIS SECTION
 07MAY2012

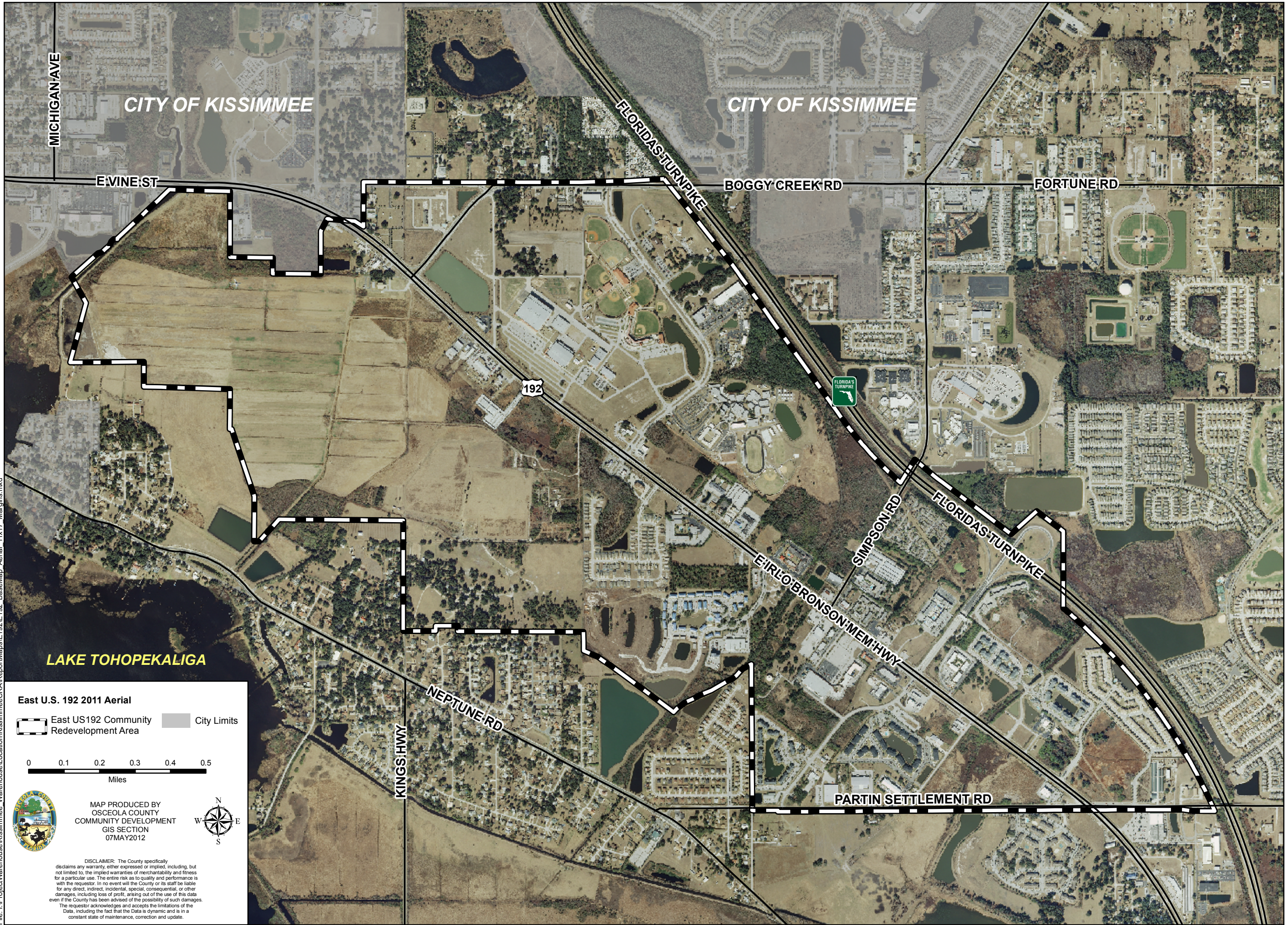


LAKE TOHOPEKALIGA



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Map 1A: East U.S. 192 CRA Local Streets


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East U.S. 192 2011 Aerial

 East US192 Community Redevelopment Area
  City Limits

0 0.1 0.2 0.3 0.4 0.5
Miles


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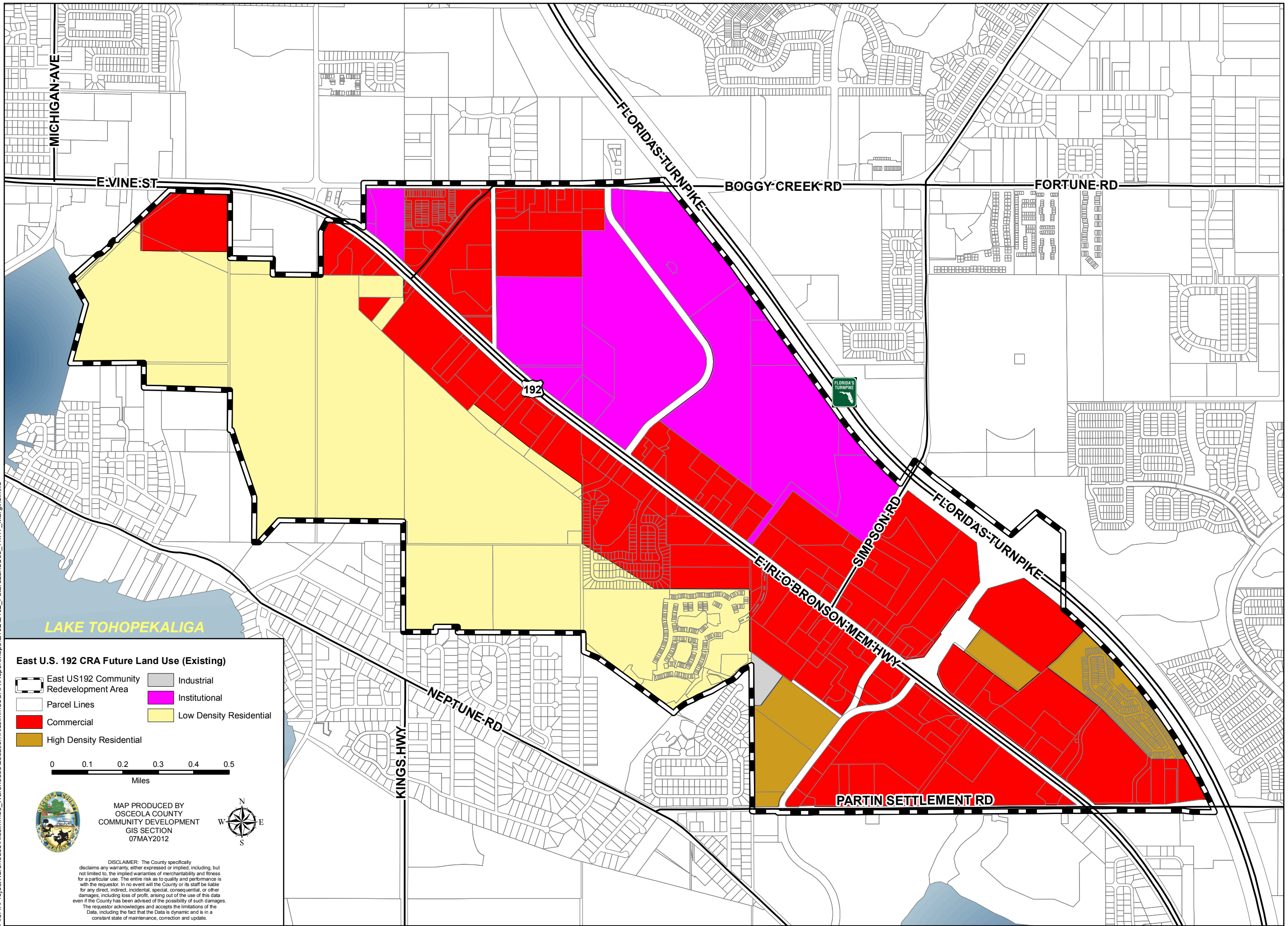


LAKE TOHOPEKALIGA

Map 2: East U.S. 192 2011 Aerial

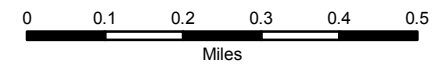
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East U.S. 192 CRA Future Land Use (Existing)

- East US192 Community Redevelopment Area
- Parcel Lines
- Commercial
- High Density Residential
- Industrial
- Institutional
- Low Density Residential



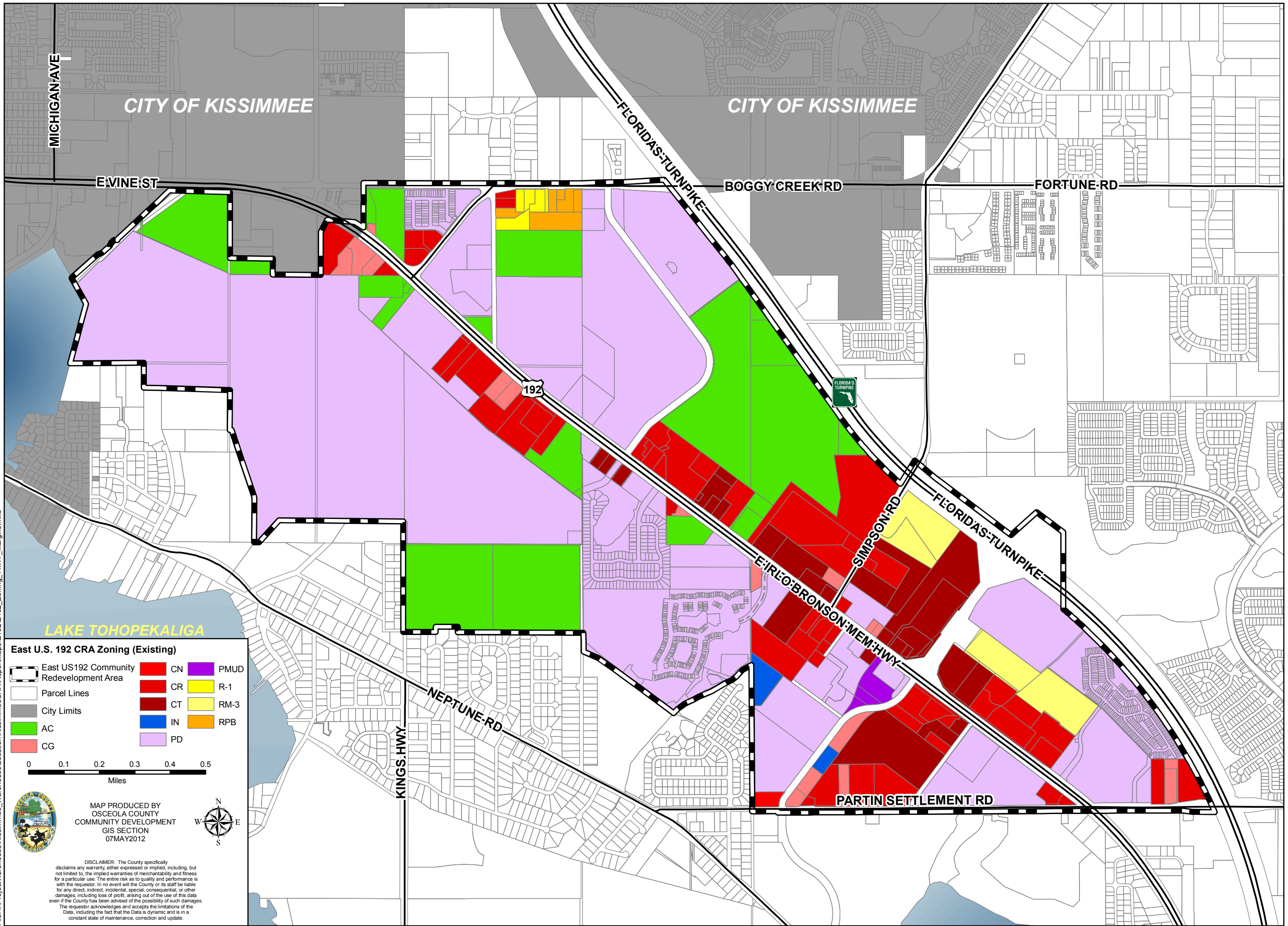
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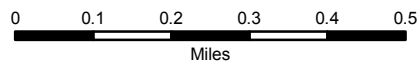
Map 3: East U.S. 192 CRA Future Land Use (Existing)

File: I:\Project\Warehouse\Kissimmee_Warehouse\Location\Kissimmee\CRA\Report\Maps\E192\E192_Zoning_11x17_Margins.mxd



East U.S. 192 CRA Zoning (Existing)

- East US192 Community Redevelopment Area
- Parcel Lines
- City Limits
- AC
- CG
- CN
- CR
- CT
- IN
- PD
- PMUD
- R-1
- RM-3
- RPB



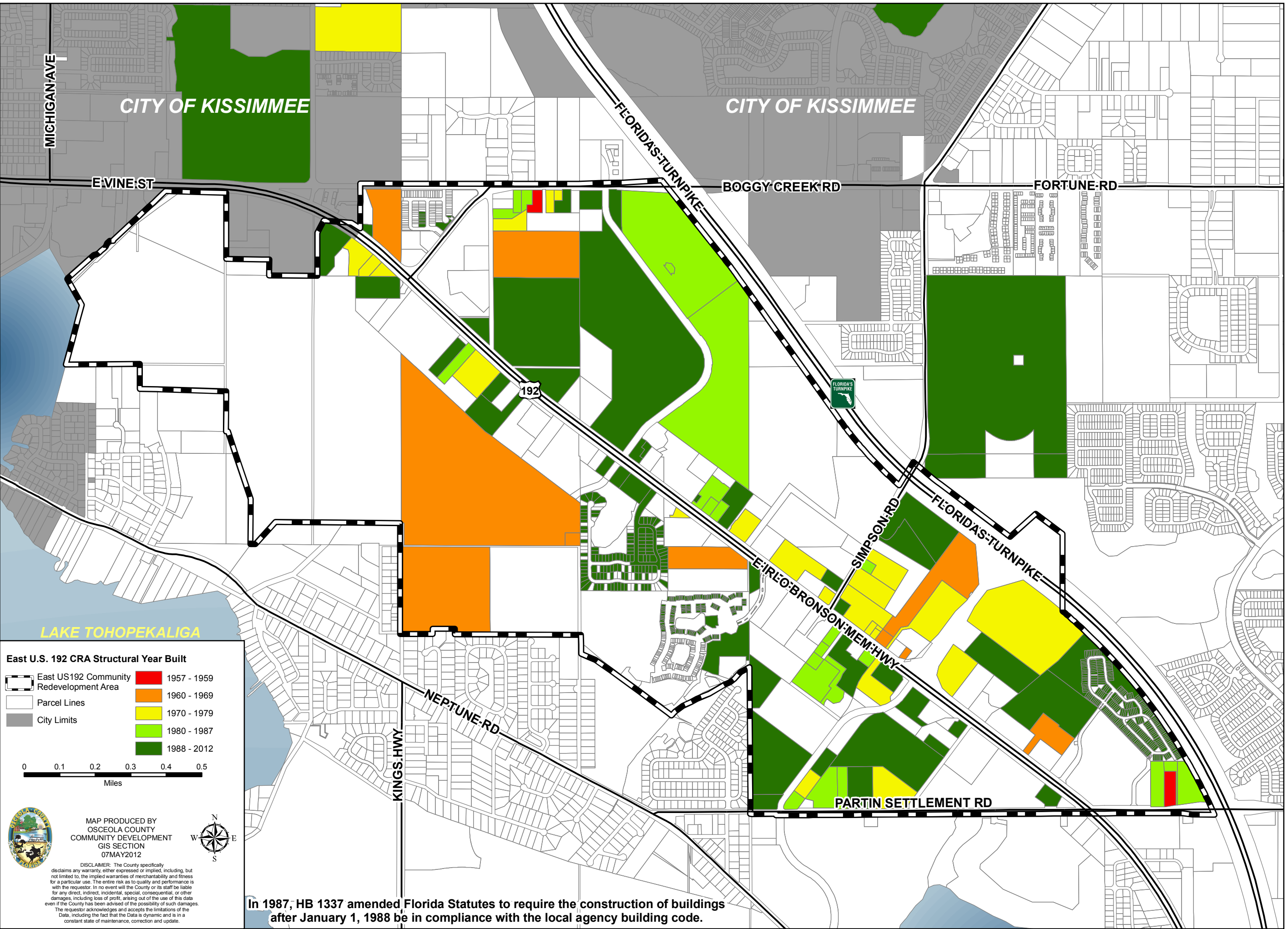
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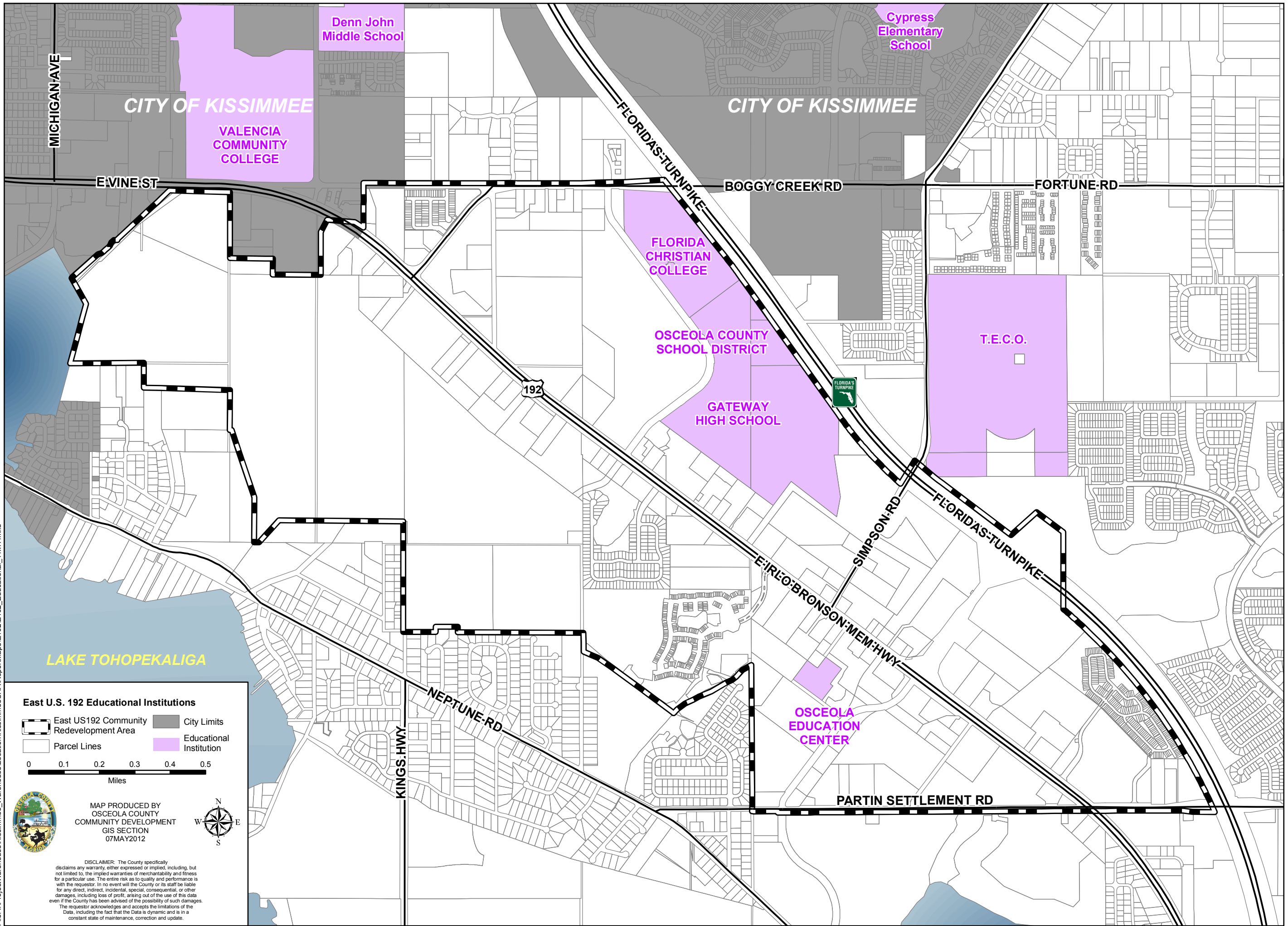
Map 4: East U.S. 192 CRA Zoning (Existing)

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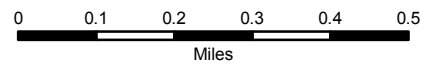
In 1987, HB 1337 amended Florida Statutes to require the construction of buildings after January 1, 1988 be in compliance with the local agency building code.

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East U.S. 192 Educational Institutions

- East US192 Community Redevelopment Area
- City Limits
- Parcel Lines
- Educational Institution

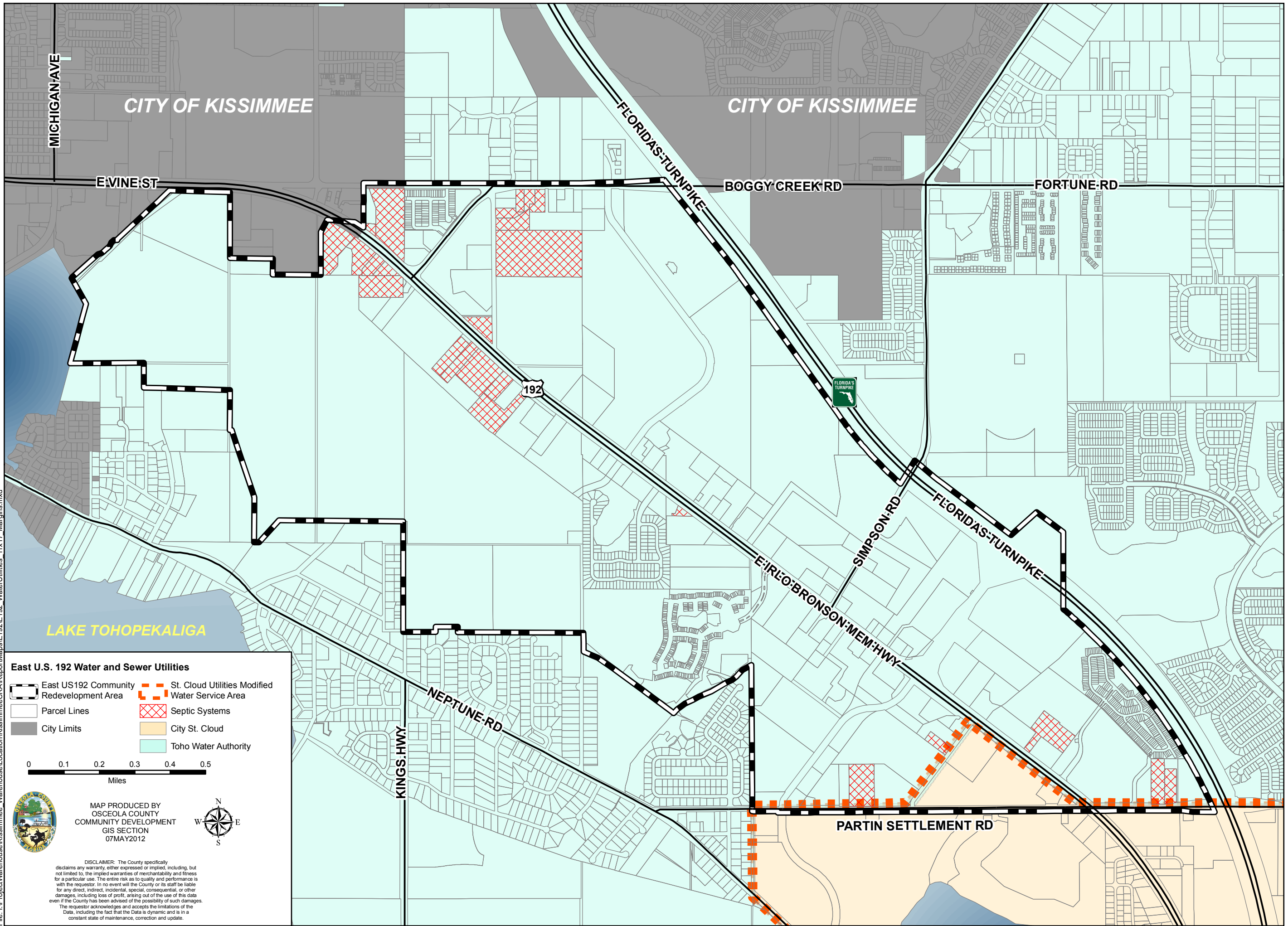


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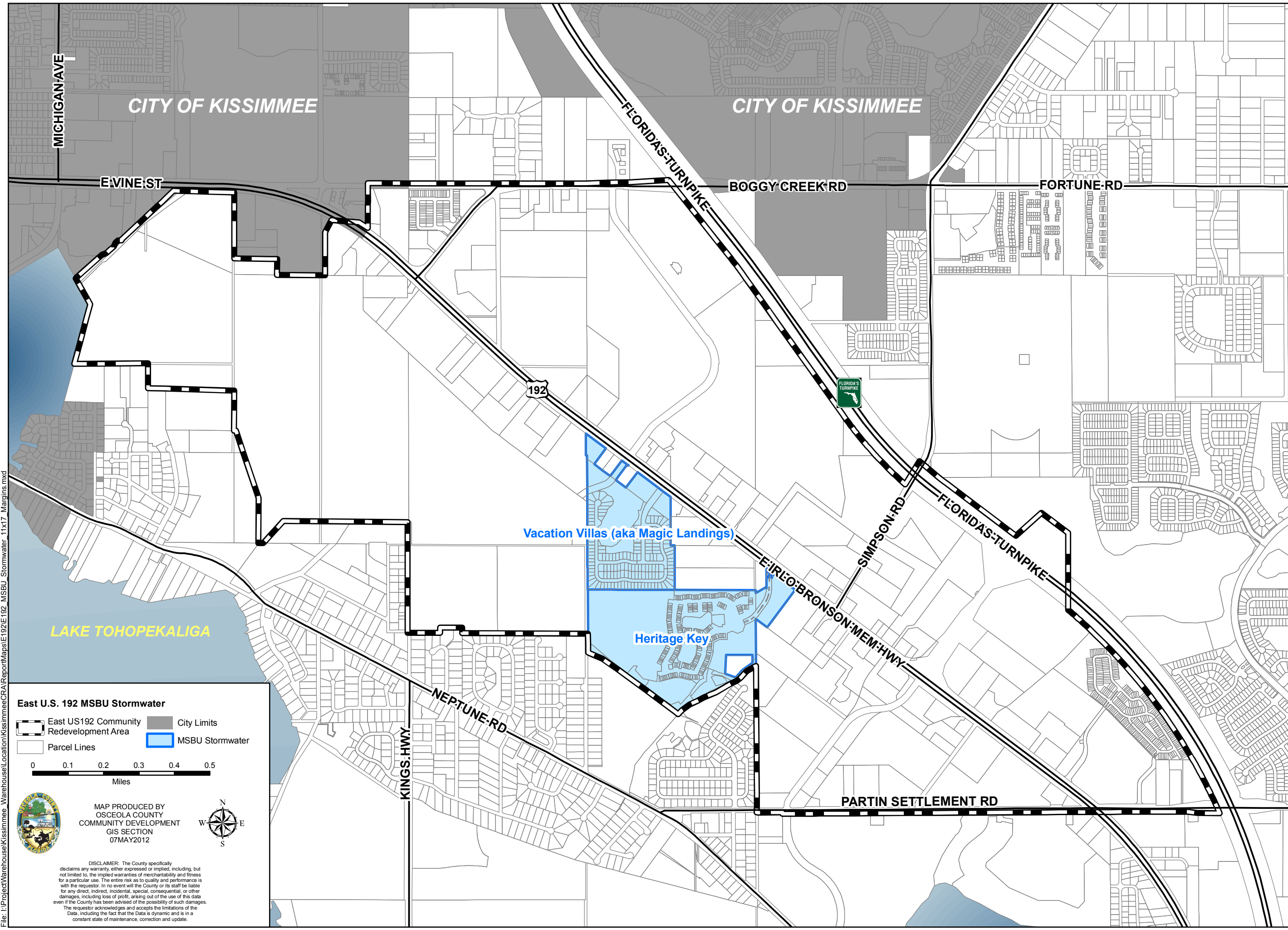
East U.S. 192 Water and Sewer Utilities

East US192 Community Redevelopment Area	St. Cloud Utilities Modified Water Service Area
Parcel Lines	Septic Systems
City Limits	City St. Cloud
	Toho Water Authority

0 0.1 0.2 0.3 0.4 0.5
Miles

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East U.S. 192 MSBU Stormwater

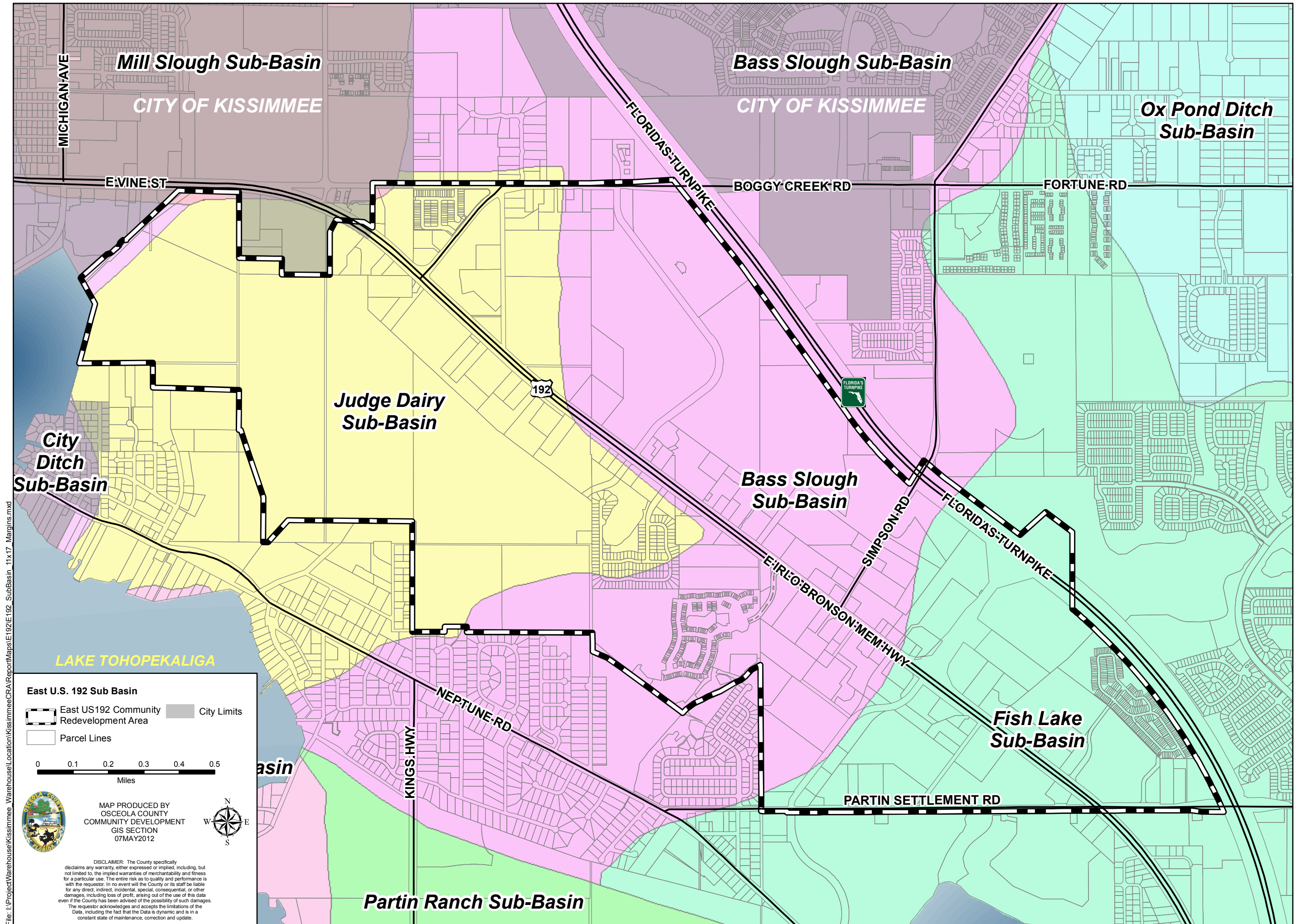
- East US 192 Community Redevelopment Area
- Parcel Lines
- City Limits
- MSBU Stormwater

0 0.1 0.2 0.3 0.4 0.5
Miles

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East U.S. 192 Sub Basin

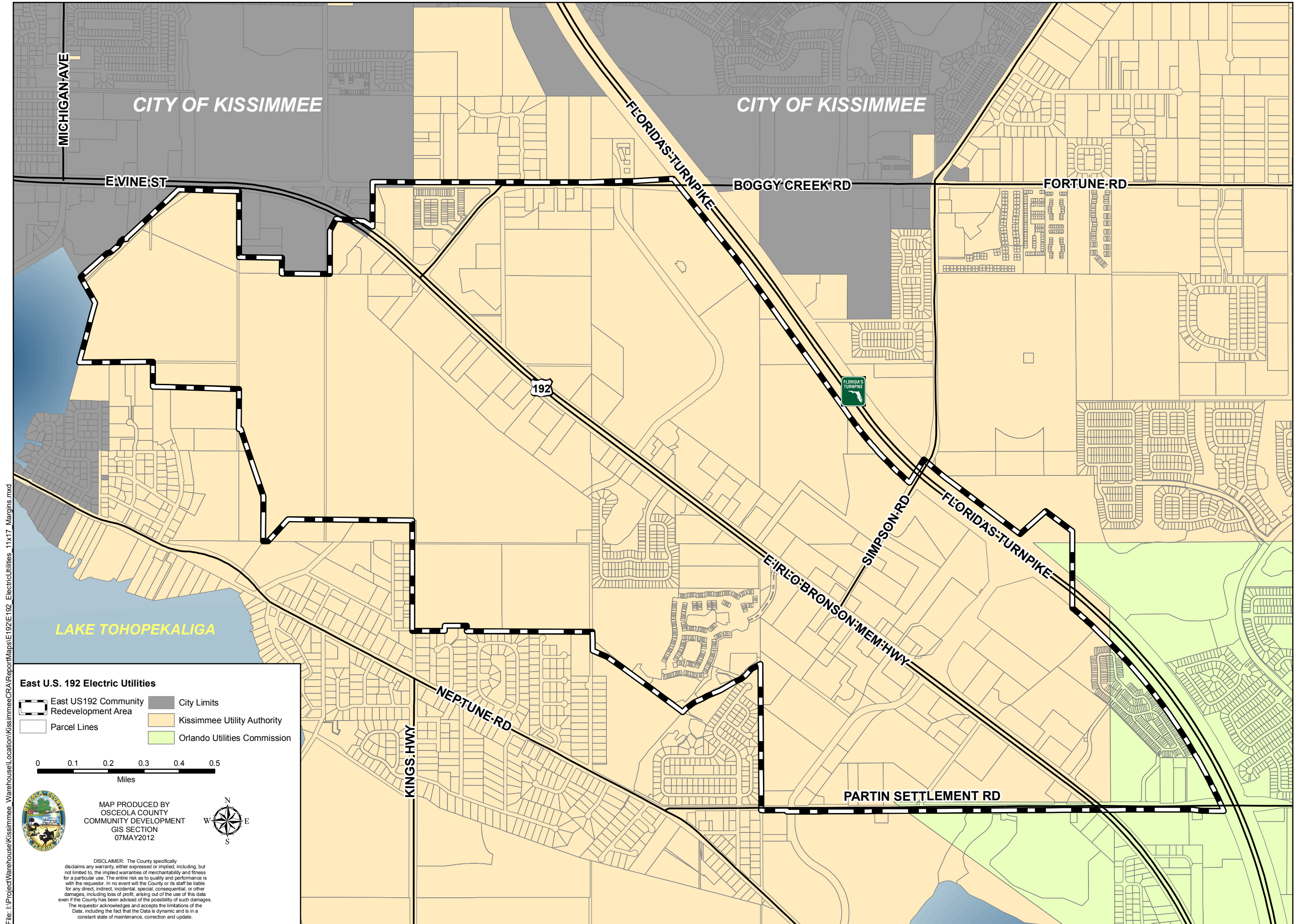
- East US192 Community Redevelopment Area
- City Limits
- Parcel Lines

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Miles

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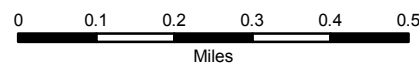
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Map 8A: East U.S. 192 Sub Basin



East U.S. 192 Electric Utilities

- East US192 Community Redevelopment Area
- City Limits
- Kissimmee Utility Authority
- Parcel Lines
- Orlando Utilities Commission



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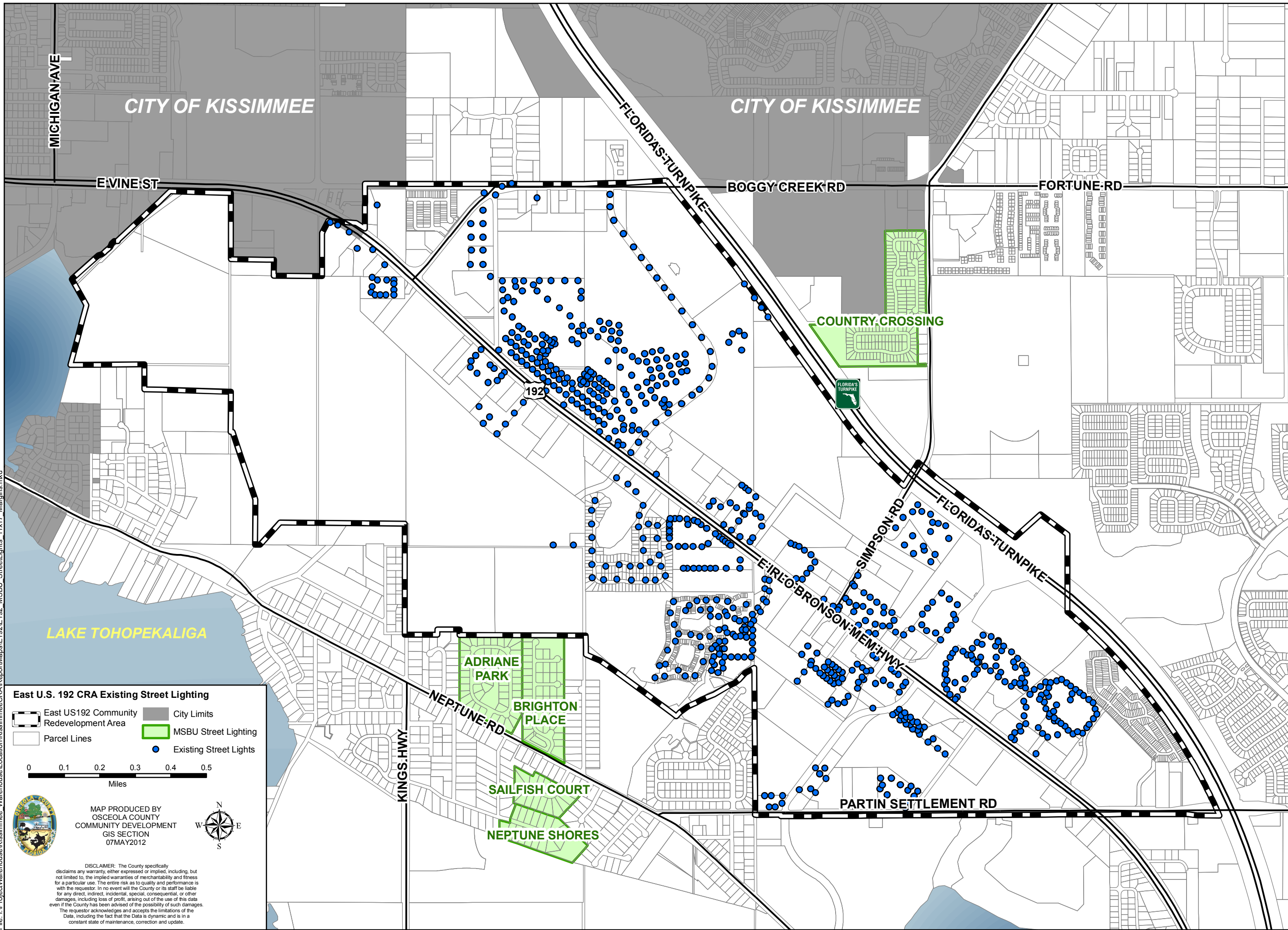


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Map 9: East U.S. 192 Electric Utilities

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East U.S. 192 CRA Existing Street Lighting

East US192 Community Redevelopment Area	City Limits
Parcel Lines	MSBU Street Lighting
	Existing Street Lights

0 0.1 0.2 0.3 0.4 0.5
Miles

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LAKE TOHOPEKALIGA

CITY OF KISSIMMEE

CITY OF KISSIMMEE

COUNTRY CROSSING

ADRIANE PARK

BRIGHTON PLACE

SAILFISH COURT

NEPTUNE SHORES

Map 10: East U.S. 192 CRA Existing Street Lighting

MICHIGAN AVE

EVINE ST

BOGGY CREEK RD

FORTUNE RD

FLORIDA'S TURNPIKE

192

FLORIDA'S TURNPIKE

SIMPSON RD

FLORIDA'S TURNPIKE

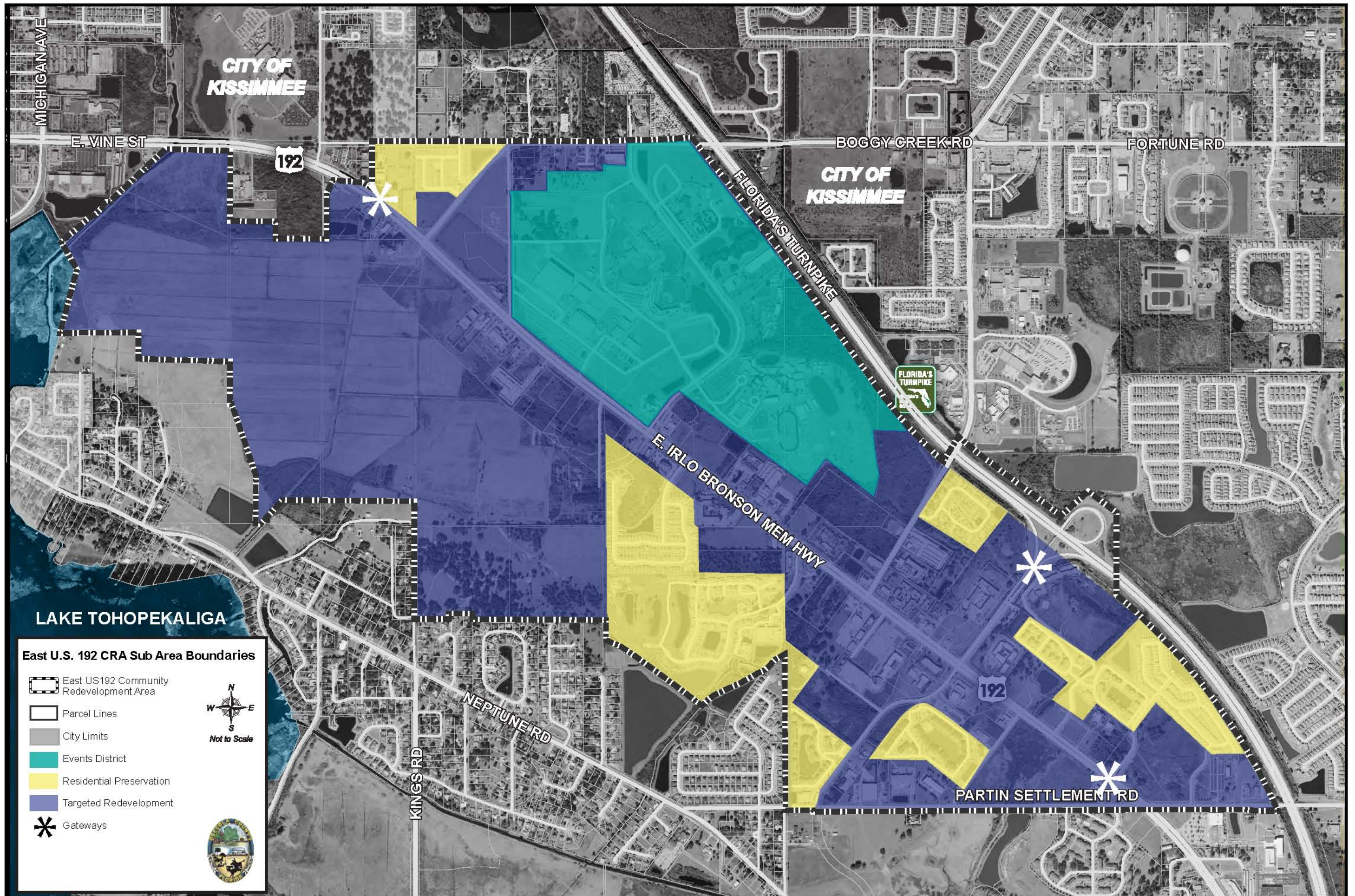
E. IRLO BRONSON MEM HWY

NEPTUNE RD

KINGS HWY

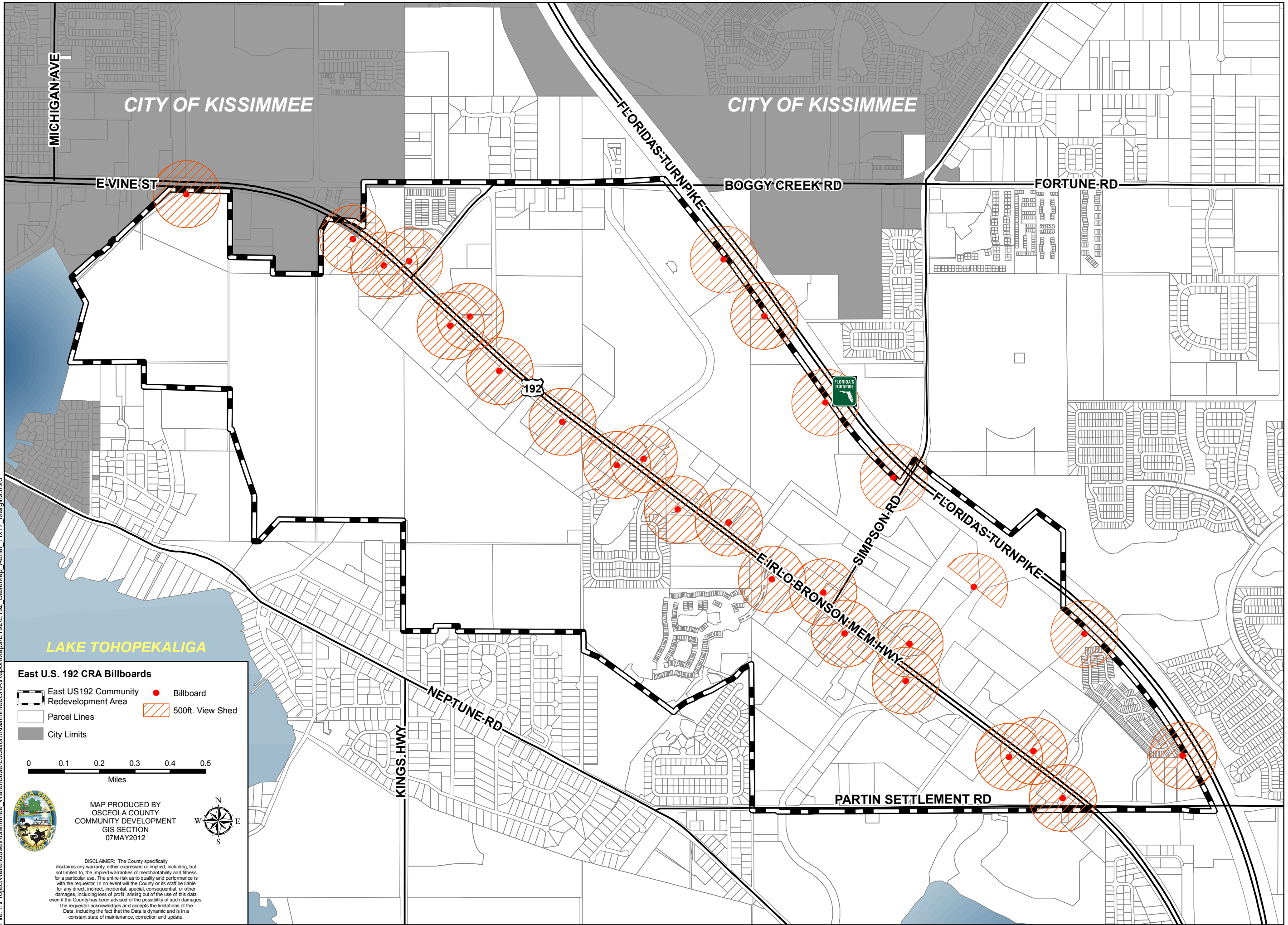
PARTIN SETTLEMENT RD

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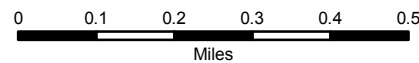
Map 11: East U.S. 192 CRA Sub Area Boundaries

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East U.S. 192 CRA Billboards

- East US192 Community Redevelopment Area
- Billboard
- Parcel Lines
- 500ft. View Shed
- City Limits



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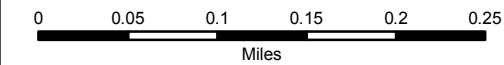
Map 12: East U.S. 192 CRA Billboards

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East U.S. 192 Turnpike Gateway Improvements

- East US192 Community Redevelopment Area
- Parcel Lines
- City Limits
- Turnpike Access



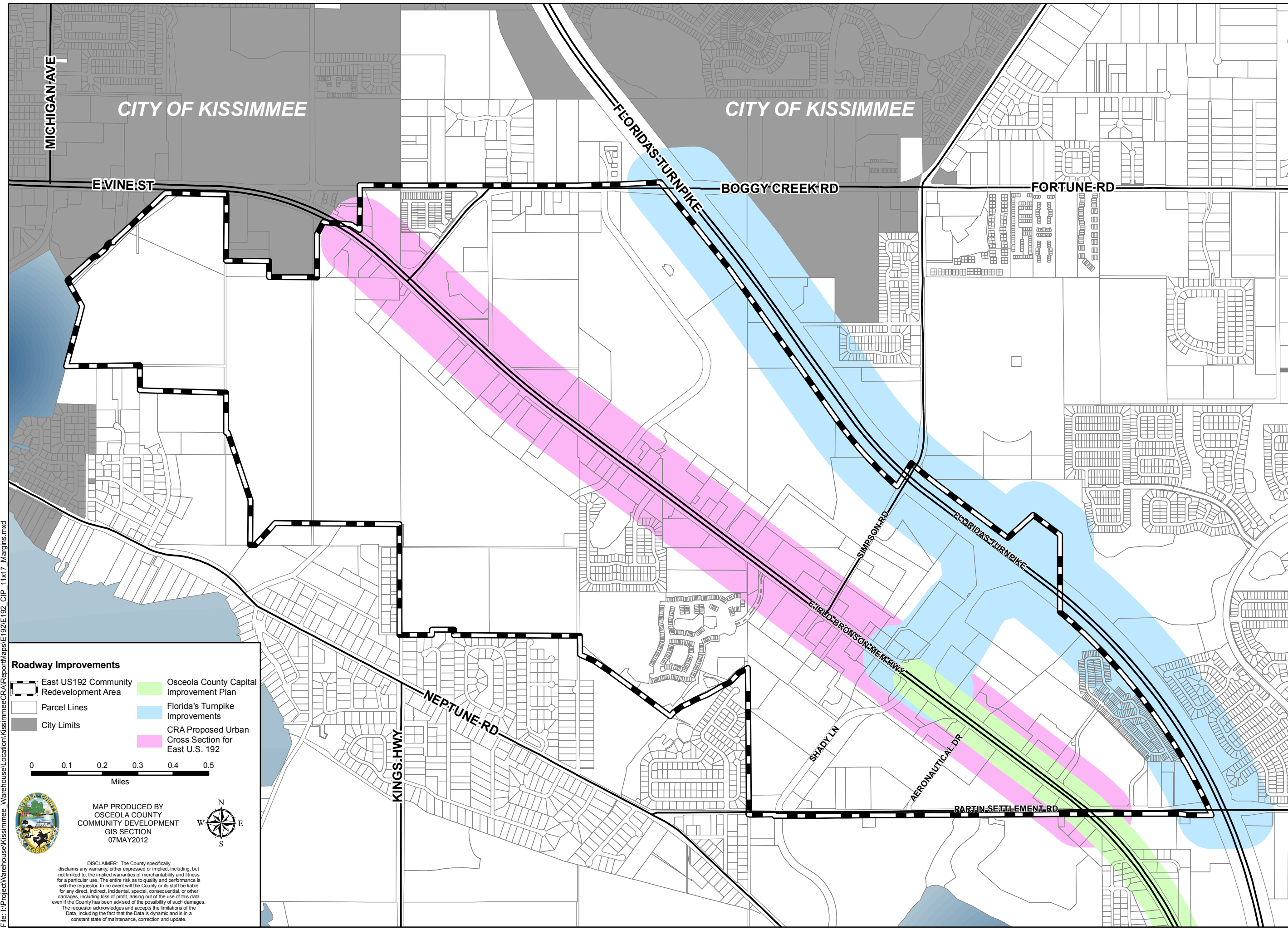
* 2011 Aerial Photography *

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Map 13: East U.S. 192 Turnpike Gateway Improvements



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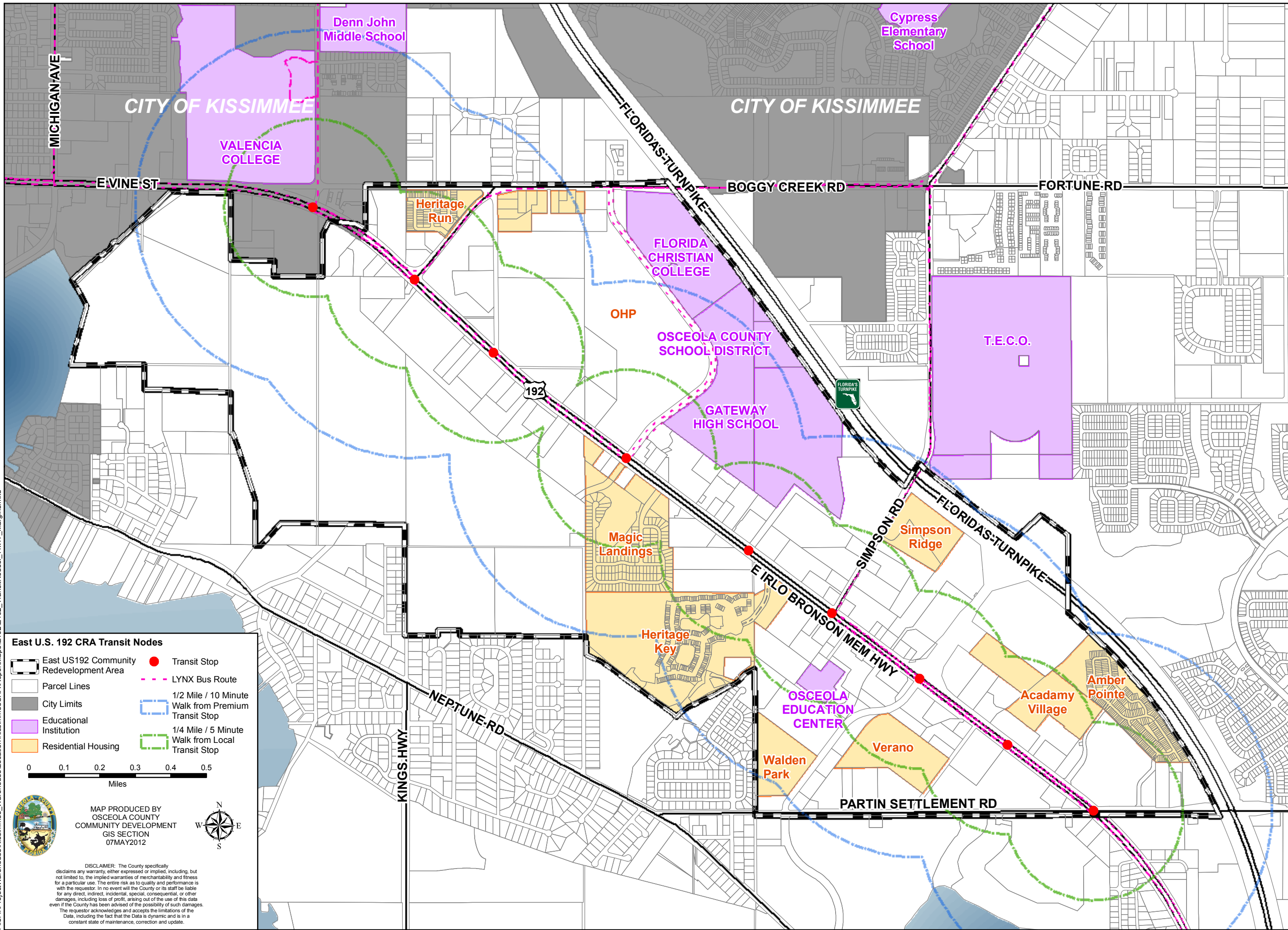
Roadway Improvements

- East US192 Community Redevelopment Area
- Parcel Lines
- City Limits
- Osceola County Capital Improvement Plan
- Florida's Turnpike Improvements
- CRA Proposed Urban Cross Section for East U.S. 192

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Miles

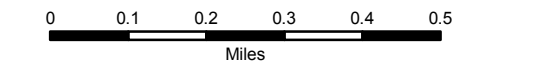
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East U.S. 192 CRA Transit Nodes

- East US192 Community Redevelopment Area
- Parcel Lines
- City Limits
- Educational Institution
- Residential Housing
- Transit Stop
- LYNX Bus Route
- 1/2 Mile / 10 Minute Walk from Premium Transit Stop
- 1/4 Mile / 5 Minute Walk from Local Transit Stop



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